

HERTSMERE BOROUGH COUNCIL
CORE STRATEGY DPD
STATEMENT OF COMMON GROUND BETWEEN

HERTSMERE BOROUGH COUNCIL (HBC)

AND

THAMES WATER (TW)

VERSION 1
9TH MARCH 2012

INTRODUCTION

HBC has been in correspondence with TW (representor number: 1055) in respect of concerns raised in TW's representations with regard to the sections of HBC's Core Strategy DPD relating to wastewater and sewerage infrastructure for new development. During discussion with TW, HBC acknowledged the concern that minor development of new dwellings creates a cumulative effect, and has an impact on strategic infrastructure.

HBC considers that the approach to managing water and delivering infrastructure as set out in the Core Strategy is justified, effective and consistent with national policy. It is also identified in discussion that TW are the statutory undertaker for this infrastructure, and therefore have responsibility to identify where upgrades are required. However, in order to address TW's concerns HBC has resolved to make a number of minor changes to the Core Strategy. These are:

- Additional wording to the climate change and water subsection of Chapter 5 of strategic wastewater infrastructure; and
- Clarification of sewerage network capacity consideration in point iii) of Policy CS15.

HBC and TW have agreed these changes (as set out in detail below) through this statement of common ground. TW has confirmed that they no longer have any objections in relation to HBC's Core Strategy DPD on the provision that these changes are made.

TW has also updated HBC on the status of at Blackbirds and Maple Lodge sewage treatment works (STW), where upgrades are likely to be necessary although the scale and timing of the required works are dependent on the size, location and phasing of allocated development sites and windfall sites both within Hertsmere and other authorities that lie within the catchments of the STWs.

HBC and TW have agreed that there should be more specific policies contained within the forthcoming Site Allocations and Development Management Development Plan Documents to completely address these matters. Specific policies might detail: site specific recommendations; development management principles; how developers or other organisations help deliver wastewater and sewerage infrastructure ahead of, or alongside development; and that the upgrade of infrastructure is phased and delivered appropriately to help prevent adverse impact on the environment.

RESOLUTIONS

Minor changes to Core Strategy:

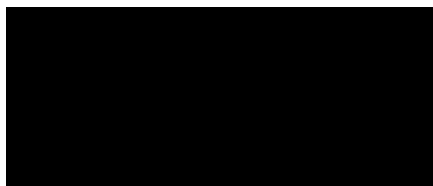
N.B.: Deletions are struck through; insertions are underlined.

- **Paragraph 5.32** – The Council recognises that new development can increase the risk of flooding by causing increased run off or simply by impeding the flow or storage of floodwater. Where necessary, appropriate alleviation measures will be sought, including investment in sewage discharge capacity and treatment. The Council recognises that sewer flooding can occur due to a lack of capacity within the existing sewer network. New development may be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead sewer flooding. Where there is a known capacity problem and no improvements are programmed by statutory undertaker, the Council will require the developer to fund appropriate improvements which must be completed prior to occupation of the development. The Council will work with Thames Water in order to ensure that strategic wastewater infrastructure required to support growth will be delivered alongside development. In order to achieve a sustainable method of surface water discharge, the Council will seek the introduction of rainwater harvesting and 'sustainable urban drainage systems' (SUDS) including where new areas of off street car parking Woodland and other planting can also play an important role in preventing flooding caused by rainfall by preventing surface run-off and acting as natural storage capacity in flood plains. The Flood and Water Management Act 2010 will introduce a SUDS approval requirement for new drainage systems prior to any development receiving planning permission. This is expected to take effect from 2012 for major planning applications.
- **Policy CS15** – ...Proposals will be required to incorporate sustainability principles, minimising their impact on the environment and ensuring prudent use of natural resources by measures including:
 - (i) avoiding development in the floodplain and close to river corridors unless the requirements of the sequential and exceptions tests have been met and flood prevention/mitigation measures are in place as required by the Environment Agency;

- (ii) improving water efficiency by reducing water consumption through measures such as water saving devices in line with the Code for Sustainable Homes and BREEAM as a minimum requirement;
- (iii) demonstrating that capacity exists within the existing sewerage network and incorporating the use of Sustainable Urban Drainage Systems (SUDS) where appropriate and where required by the Flood and Water Management Act 2010 to help reduce the risk of flooding;
- (iv) ensuring that pollutants are minimised (including emissions to air, water, soil, light and noise);

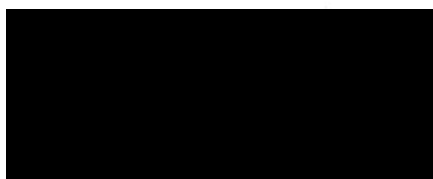
AGREEMENT

Signed by:



On behalf of Hertsmere Borough Council

Dated 09/03/2012



On behalf of Thames Water

Dated 12/3/2012

