









- 7.37 It is essential for development to protect and, where possible, enhance water quality. This means controlling pollution, protecting and enhancing the quality and quantity of groundwater, protecting and enhancing surface water resources, such as through the use of SuDS to manage surface water.. Changes to the design of developments and the implementation of mitigation measures should ensure potential harm to water bodies is prevented, however, where it is likely that a proposal would have a significant adverse impact on water quality, a more detailed assessment will be required. If adequate mitigation cannot be provided against any significant adverse impact on water quality, the application should be refused.
- 7.38 Three Rivers is an area of serious water stress (as classified by the Environment Agency) , so reducing water consumption levels is important. Measures that will reduce water consumption will be expected, recognising that the incorporation of water efficiency measures into developments is essential to prepare and be able to adapt to climate change and increased water demand in future. The efficient use of water resources, including water re-use and recycling, should be sought through sustainable construction methods (such as rainwater harvesting) that conserve and make prudent use of water and other natural resources. Water efficient appliances (for showers, taps, washing machines, toilets, etc.) and water efficient landscaping and irrigating measures in new developments will also help to support sustainable supplies of water for the future.
- 7.39 It is noted that many existing water mains and sewerage systems are increasingly becoming overloaded by successive development. It is therefore important that new development is served by an adequate means of water supply and sufficient foul and surface water drainage and adequate provision must be made for water supply and sewerage infrastructure.
- 7.40 The Local Planning Authority will seek to ensure that there is adequate wastewater infrastructure to serve all new developments. Developers are encouraged to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.
- 7.41 In order to reduce flood risk an additional policy requirement relating to driveways has been proposed to ensure that where planning permission is required, the hard surface should either be made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.