



# Surrey Heath Local Plan Wastewater Infrastructure Update

September 2025

# Surrey Heath Local Plan – Wastewater Infrastructure Update

## Introduction

This update note has been prepared at the request of Surrey Heath Borough Council to confirm the latest position in relation to wastewater infrastructure upgrades proposed by Thames Water within Surrey Heath Borough Council.

## Background

Thames Water are funded in five year cycles with the current business plan (AMP8) covering the period 2025-2030. AMP9 will cover the period 2030-2035. The proposed plans are developed taking account information available at the time of formulation.

### Upgrades proposed in AMP8 (2025-2030)

Upgrades are being delivered to both Lightwater and Camberley Sewage Treatment Works (STW) during AMP8. It is anticipated that both upgrades will be completed around 2028. Both upgrades form part of the Waste Asset Assurance Programme and will improve the ability to treat the volumes of incoming sewage and reduce the need for untreated discharges in wet weather which will result in environmental improvements compared with the existing situation. The upgrades will not provide an increase in the volumetric capacity of the works.

A summary of the upgrades for each site is provided below.

#### Camberley STW

- Modification to inlet works
- New storm tanks
- Other minor modifications

#### Lightwater STW

- Modification to inlet works including new screens
- New balancing tanks
- New storm tanks
- Other minor modifications

### Upgrades proposed in AMP9 (2030-2035)

Further upgrades are programmed for both Lightwater and Camberley STWs in AMP9 to deliver capacity for growth within the catchments with the upgrades being planned for delivery early in the AMP. The latest housing forecasts available at the time will be built into designs to provide capacity to accommodate growth as set out by Local Plans covering at a minimum: Surrey Heath, Rushmoor, Hart, Windsor & Maidenhead.

## Water Cycle Study

Thames Water have no reason to refute the outcome of the water quality modelling assessment contained within Surrey Heath Water Cycle Study - Stage 2, which concludes no changes in WFD class are predicted as a result of the additional growth.

## Conclusion

Based on the results of the Water Cycle Study, Thames Water's assessment is that the proposed development contained within Surrey Heath Borough Council's Local Plan would not contribute to unacceptable levels of water pollution, as set out by paragraph 187 (e) of the National Planning Policy Framework. I.e. proposed development would not cause deterioration of a quality element to a lower status class.

Whilst the EA's position statements for both Camberley & Lightwater STW's confirms exceedance of DWF permits and highlights that additional growth will increase the impact of effluent likely to cause further deterioration and overall waterbody classification at Camberley, with significant risk of deterioration at Lightwater, this is not supported by the outcome of the Water Cycle Study.

## Additional Comments

Effective delivery of infrastructure relies on certainty of where and when development will occur to seek to ensure that upgrades are delivered where and when they are needed. Having adopted local plans with specific housing allocations helps to provide greater certainty of the location and scale of development to help inform investment decisions. Without adopted Local Plans in place there is greater risk of unplanned development coming forward in unforeseen locations through five year housing land supply challenges. Having up to date Local Plans in place and regularly reviewed helps to build the evidence base for business plans and to thereby secure the delivery of necessary upgrades to infrastructure.

