

Laura Feekins-Bate

From: [REDACTED]@thameswater.co.uk>
Sent: 27 May 2026 16:54
To: info@sdcm40campus.co.uk
Subject: SDC M40 CAMPUS

[REDACTED]
Dear team,

Thank you for providing Thames Water Utilities Limited with the opportunity to comment on the SDC M40 Campus Development Consent Order (DCO) Scoping Opinion.

Thames Water is the statutory sewerage undertaker for the area and we make the following comments. The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Schedule 4) identify that likely significant effects on population, water and infrastructure should be assessed as part of the Environmental Impact Assessment (EIA).

Thames Water considers that the following wastewater and drainage matters should be assessed within the EIA and supporting application documents:

- The development's demand for wastewater treatment and sewer network capacity, including both on- and off-site infrastructure, and an assessment of whether sufficient capacity exists.
- Surface water drainage arrangements, including flood risk on and off site, and how these will be managed in line with national policy and best practice.
- Build-out and phasing proposals to ensure wastewater infrastructure capacity is delivered ahead of, or alongside, occupation.
- Details of any piling or foundation design and potential impacts on existing sewerage assets and other utilities.

Developers should engage with Thames Water Developer Services at an early stage to confirm network capacity, connection requirements and any infrastructure upgrades.

Thames Water notes that rapid growth in data centre development across our operational area is placing increasing pressure on wastewater infrastructure, particularly in the South East where networks are already constrained. While Thames Water supports sustainable economic growth, including data centres, this cannot be accommodated on a business-as-usual basis. Clear, evidence-based assessments are required to demonstrate how wastewater generation will be minimised and how any necessary infrastructure improvements will be delivered.

Where capacity constraints arise, mitigation may include:

- infrastructure reinforcement (with associated lead-in times),
- phased delivery,
- or demand reduction and design optimisation.

A managed, policy-aligned approach is required to ensure growth can be delivered without compromising infrastructure resilience or environmental outcomes.

We trust these comments are helpful and request that they are taken into account in preparing the EIA and DCO application.

Kind regards

