



Future Trend: Planned New Developments

Trend definition and relevance to DWMP

In wastewater system planning, the specific location of population change is critical, especially where this growth is concentrated in large-scale new developments. Identifying and incorporating these developments into DWMP risk assessments is essential to ensure sufficient capacity and headroom to meet future demand. Collaboration with local authorities and developers is also important to identify planned growth areas and to align the occupation of new housing with the timely delivery of infrastructure upgrades. New developments on brownfield sites present an opportunity to separate and reduce the volume of existing stormwater entering our sewer network. New greenfield developments require careful planning to determine whether they should connect to existing assets or be supported by new sewage treatment facilities. New developments serviced for wastewater through New Appointments and Variations (NAVs)¹ are excluded from consideration within the DWMP, except where they contribute additional flows to our existing sewage treatment works.

Trend description, uncertainty and potential impact on our region

Stage of DWMP used

Risk assesment

Plan development

Impact/Importance

Short term (2035)

Medium term (2045)

Long term (2055)

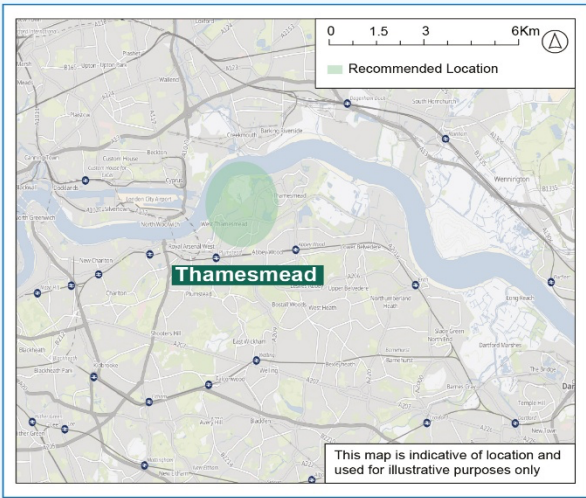
Example PIs affected by this trend

Internal flooding

Treatment works compliance (numeric)

Good ecological and chemical status

New town proposal: Thamesmead, South East London



Source: New Towns Taskforce Report to Government September 2025, Gov.uk

The UK Government’s housing strategy addresses the national shortage through an initiative focused on delivering a new generation of ‘new towns’, accommodating new housing developments including schools, healthcare facilities, community spaces and public transport connections. In September 2025, 12 locations were shortlisted². Construction is expected to begin before the next general election in 2029³ and continue through and beyond the DWMP28 planning period (2030-2055). Potential impacts on our region include:

- The Mayor of London has pledged to deliver 880,000 new affordable homes over the next decade⁴. Outside of London, the Oxford-Cambridge Arc Spatial Framework also sets out plans for significant housing growth by 2050⁵.
- Nationally significant infrastructure projects are also expected, including the expansion of Heathrow airport (third runway), Gatwick airport (Northern runway) and the Lower Thames Crossing.
- Expected increase in the population due to demographic pressures and a changing economy, although the exact timing, scale and location of these changes is less certain. In the short term, these influences may be moderate, but they are likely to become more significant in the medium and long term. The same developments are also considered in parallel as part of our Water Resources Management Plan (WRMP), ensuring consistency across strategic planning.



References

- 1 www.ofwat.gov.uk/regulated-companies/markets/nav-market/
- 2 New Towns Taskforce report to Government, Ministry of Housing, Communities and Local Government on behalf of the New Towns Taskforce, September 2025.
assets.publishing.service.gov.uk/media/68d694b79cb44667f7a1cee7/New_Towns_Taskforce_Final_Report.pdf
- 3 www.bbc.co.uk/news/articles/cq5j9l55edzo
- 4 [Towards a new London Plan – consultation on the new London plan \(2025\)](#)
- 5 Creating a vision for the Oxford-Cambridge Arc Consultation report to Government, Ministry of Housing, Communities and Local Government, July 2021. [Creating a vision for the Oxford-Cambridge Arc](#)

