



Neighbourhood Planning
Policy and Strategy
Westminster City Council

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 0118 9520 509

20 June 2018

By Email:
neighbourhoodplanning@westminster.gov.uk

Mayfair Neighbourhood Plan Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water is the statutory water and sewerage undertaker for the area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012. Thames Water have the following comments to make on the consultation.

General Comments

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states:

“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”

Paragraph 162 of the NPPF relates to infrastructure and states:

“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”

The new web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that:

“Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).

New Connection Charges

Since the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local

reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Water and wastewater treatment works infrastructure upgrades will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

Section 6.2 Neighbourhood Infrastructure Requirements

In line with Policy S33 of the Westminster City Plan development infrastructure would need to be phased and timed to align with new development. Due to the way that water and wastewater infrastructure is delivered as set out above, Thames Water may seek phasing conditions on new development proposals where infrastructure upgrades are anticipated. To minimise the potential requirement for conditions requiring phasing of development, developers should be encouraged to discuss their proposals with Thames Water in advance of submitting any planning applications. Thames Water would welcome additional supporting text within the Neighbourhood Plan encouraging developers to discuss their proposals ahead of submission.

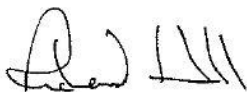
The following supporting text is suggested:

"In order to ensure that the water supply and drainage requirements of development proposals are understood and that any upgrade requirements are identified, all developers should be encouraged to contact Thames Water Developer Services in advance of the submission of planning applications. Information for Developers on water/wastewater infrastructure can be found on Thames Water's website at: <http://www.thameswater.co.uk/developers/1319.htm>.

Contact can be made with Thames Water Developer Services by: Post to: Thames Water Developer Services Clearwater Court Vastern Road Reading RG1 8DB by telephone on: 0800 009 3921 or by Email: developer.services@thameswater.co.uk"

I trust the above and enclosed comments are satisfactory, but please do not hesitate to contact me if you have any queries.

Yours sincerely,



Richard Hill
Head of Property