

Tai W. Tsui

From: Chris Colloff <CColloff@savills.com> on behalf of Thames Water Planning Policy <ThamesWaterPlanningPolicy@savills.com>
Sent: 05 March 2019 16:00
To: LDFconsult
Cc: Devcon Team; Thames Water Planning Policy; mark.dickinson@thameswater.co.uk
Subject: Moreton, Bobbingworth and the Lavers Neighbourhood Plan Regulation 16 Publication

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Tai

This Message originated outside your organization.

Dear Sir Madam,

I refer to the above consultation and am responding on behalf of Thames Water Utilities Limited.

Thames Water support the objective to seek ongoing improvement to utility infrastructure. In particular it will be critical to ensure that any wastewater infrastructure necessary to support new development within the area is delivered ahead of the occupation of development. In this respect developments will be required to comply with Policy DM18 of the Submission Epping Forest Local Plan.

Any off-site network upgrades required to support new development will be delivered by Thames Water and funded through the Infrastructure Charge. However, the time taken for delivering any necessary infrastructure upgrades should not be underestimated. To understand, design and deliver local network upgrades can take around 18 months to 3 years. As such it is in developers interests to discuss their proposals with Thames Water at an early stage.

To encourage developers to liaise with Thames Water ahead of the submission of any development proposals it would be beneficial to include the following wording within the Neighbourhood Plan:


“All developers are encouraged to discuss their development proposals with local sewerage infrastructure provider ahead of the submission of their planning applications. Failure to do so may increase the risk of phasing conditions being imposed to ensure that any network capacity is provided ahead of the occupation of development. Further information for developers can be found at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity> “

I trust that the above comments will be given due consideration.

Regards,

Chris Colloff
Associate
Planning

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading RG1 8BW

 Tel :+44 (0) 1189 520 502
Mobile :+44 (0) 7807 999 428
Email :Ccolloff@savills.com
Website :www.savills.co.uk

 Before printing, think about the environment



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards issued June 2017 and effective from 1 July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.