

**From:** Wakako Hirose [REDACTED]

**Sent:** 14 March 2019 12:43

**To:** Edward Chetwynd-Stapylton [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Thames Water Comments

Dear Edward

I refer to the comments made by Thames Water Development Planning Department, dated 12 March 2019 (attached for reference). I have copied in Thames Water Development Planning as well as Development Services Department with whom our utility consultant, Waterman, engaged in consultation on the proposed development at the pre-application stage. This process is called the Pre-Planning Enquiry where developers seek information on network capacity to serve the development.

The comments made by Development Planning indicate that no contact has been made by the applicant on the proposals. However, contrary to this assertion, Waterman consulted them which is essentially the first step in “agreeing a position on water networks” and the outcome of the consultation is reflected in the submitted Utilities Report.

I attach the response from the Development Services, dated 2 January 2019 (it is dated 2018 but this is an error). To clarify, the advice given confirms that there will be enough capacity to supply water to the development in Site 4 (72 flats) and the first 52 flats in the remaining areas. It advises that appropriate upgrades or off-site reinforcement to serve the remainder of the development will be required. Thames Water confirms that they are responsible for carrying out modelling work, and if required, design a solution and build the necessary improvements, to be undertaken, and for funding any modelling and reinforcement work.

As the scheme is submitted in outline, and as Thames Water requests, it is only after consent is issued that the next step (i.e. Thames Water start modelling based on further information provided). The statutory water supply process is governed by non-Planning legislation, and I therefore do not consider appropriate to attach the condition suggested by Thames Water Development Planning. Indeed, the Pre-Planning Enquiry was undertaken as the first step of this process and there is no suggestion that this should be managed by a planning condition.

I trust this clarifies the matter and would be grateful for your consideration and advice in relation to the condition.

Kind regards,

Wakako

**Wakako Hirose**

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Senior Associate

Town Planning

[REDACTED]

[REDACTED]

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Andrew Godfrey  
Waterman Infrastructure & Environment Ltd  
Merchants House, Wapping Road  
Bristol  
BS1 4RW



02 January 2018

## Pre-planning enquiry: Capacity concerns

### Sandown Park, Portsmouth Road, Esher KT10 9AJ

Dear Mr Godfrey

Thank you for providing information on your development consisting of 304 flats, 1 staff accommodation and 1 hotel.

We've assessed your proposals and concluded from our initial review that our supply network will have enough capacity to supply the development in Area 4 (72 flats) and the first 52 flats in the remaining areas, but unfortunately we're unable to meet the needs of your **full** development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work and, if required, design a solution and build the necessary improvements. This work is done at our cost.

#### How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: **6 months**  
Design: **6 months**  
Construction: **6 months**  
Total: **18 months**

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

#### What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed.

In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years.

I've attached an example of our underwriting agreement. Please call me on the number below if you'd like to discuss this or want to request a copy of the agreement to complete.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

#### **What do I need to do next?**

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

**Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.**

If you've any further questions, please contact me on 0800 009 3921

Yours sincerely

Nick Lazarow

Thames Water

**From:** [REDACTED]  
**Sent:** 12 March 2019 10:25  
**To:** Town Planning  
**Subject:** 3rd Party Planning Application - 2019/0551

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Elmbridge Borough Council  
Civic Centre  
High Street  
Esher  
Surrey  
KT10 9SD

Our DTS Ref: 60379  
Your Ref: 2019/0551

12 March 2019

Dear Sir/Madam

Re: SANDOWN PARK, PORTSMOUTH ROAD, ESHER, SURREY, KT10 9AJ

#### Waste Comments

Thames Water would advise that with regard to the combined water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

#### Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water will contact the developer in an attempt to agree a position on water networks but until such time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ

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Email:

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