

Comment on a planning application

Application Details

Application: 19/0646/FUL

Address: GreggsGould RoadTwickenhamTW2 6RT

Proposal: Demolition of existing buildings (with retention of single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace; landscaped areas; with associated parking and highways works and other works associated with the development.

Comments Made By

Name: Ms Cara Tetlow

Address: 6 Gould Road Twickenham TW2 6RS

Comments

Type of comment: Make a general observation

Comment: OBSERVATION REGARDING THAMES WATER ONLINE COMMENT – PART 1/2

We note that Thames Water's online comment from 26 Mar 2019 states that:

- "Thames Water have identified that some capacity exists within the water network to serve 100 dwellings but beyond that upgrades to the water network will be required."
- "Thames Water feel it would be prudent for an appropriately worded planning condition to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure. There shall be no occupation beyond the 100th dwelling 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 development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied."
- "Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may low / no water pressures 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. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues."

We are deeply concerned that there is insufficient capacity within the water network for the 100 units that Thames Water suggests it can support (let alone the 116 units that London Square is proposing) and that the increased population in this area over the past few years has already outpaced the delivery of essential infrastructure to improve and deliver a stable and adequate supply to existing residential properties.

By way of an example, we installed a pressurised Megaflo system in 2004 after:

- paying Thames Water to increase our water supply pipe diameter;
- replacing all internal pipework with larger diameter pipes internally; and
- having tested the water pressure and flow to ensure that it was sufficient for proper operation of the Megaflo system.

Since 2012 we have been trying to replace our boiler but have been informed by various companies (including British Gas) that the water pressure to our property is now so low that it does not meet the standard for installation of a pressurised

system. We have been advised by a British Gas engineer that while the water pressure is “intermittently” up to the minimum pressure/flow that Thames Water is obliged to deliver, which is in itself very much lower than the pressure/flow that we had in 2004 when we installed the Megaflo system (and much lower than the required minimum pressure/flow for installation of such a system) it is only intermittently compliant, and subject to frequent drop offs.

It has been suggested to us that the supply flow/pressure to our properties has been capped below previous levels in order meet the demand of the increased population dependent on the supply network. This is not an issue isolated to our own property, and is also reported by many residents in Gould Road.