



Hart District Council,
Civic Offices,
Harlington Way,
Fleet, GU51 4AE



Sent by email: planningpolicy@hart.gov.uk

14 December 2021

Hart District Council - Consultation on a Community Infrastructure Levy Preliminary Draft Charging Schedule

Dear Sir/Madam,

Thank you for allowing Thames Water to comment upon the above document.

As you will be aware, Thames Water are the statutory sewerage undertaker for the Hart District and we have the following comments on the draft CIL Charging Schedule consultation in this context:

The Draft Charging Schedule Table sets out that it is proposed that Community Infrastructure Levy will be charged at a new rate of £50 for "All other uses" and "Sui Generis" uses. Thames Water **strongly** object to this as it could cover the development of essential wastewater/sewerage [and water supply] infrastructure.

Thames Water provide essential water and wastewater infrastructure in order to support growth and deliver environmental improvements. That infrastructure provision can incorporate the provision of buildings such as a new sewage pumping station or new water treatment building for example. The nature of such infrastructure buildings means that there is no impact on other forms of infrastructure requirements which are funded by CIL such as schools, open space and libraries. We therefore consider that water and wastewater infrastructure buildings should be exempt from payment of Community Infrastructure Levy by virtue of a 'nil charge'.

The purpose of CIL is to raise funds from developers of new building projects to help fund infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. However, water and wastewater infrastructure is also essential to all new development. Such water and wastewater infrastructure provision is unlikely to put additional pressure on the above mentioned infrastructure.

Given the aim of new water or wastewater infrastructure buildings are to provide the infrastructure required to support growth or to deliver environmental improvements it is considered that charging CIL on such water and wastewater developments would be unreasonable and not in keeping with the purposes of CIL. Furthermore, any additional cost burden placed on the provision of essential infrastructure where it is not relevant to the development is unjustified and may challenge the essential improvements Thames Water makes to its assets and operations.

For the reasons set out above we consider that buildings required for water and wastewater infrastructure provision should be identified as being exempt from paying CIL.

Registered address: Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading RG1 8DB

Company number 02366661 Thames Water Utilities Limited is part of the Thames Water Plc group. VAT registration no GB 537-4569-15

We trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.

Yours faithfully

Thames Water Utilities Ltd