



Mr GIAN BENDINELLI
THE PLANNING BUREAU LTD
C/O SOUTHERN HOUSE
1 EMBAKMENT WAY
RINGWOOD
BH24 1EU

NOTICE OF APPROVAL

Town & Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby GRANTS planning permission for the:

Proposal: Erection of 42 retirement living apartments (Category II Type) with communal facilities, landscaping and car parking. Erection of a Class A1 Retail store with 5 flats at first floor level, car parking and service layby

Location 42-46 New Road Tadley RG26 3AL

Applicant: McCARTHY AND STONE RETIREMENT LIFESTYLES LTD

in accordance with your application, plans and particulars unless otherwise agreed in writing with the Local Planning Authority, and with regard to the associated Legal Agreement, **and subject to compliance with the following conditions:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

SO-2560-03-AC-00-B -Site Location Plan.pdf
SO-2560-03-AC-01-A Site Existing Topographical Survey.pdf
SO-2560-03-AC-7222-1- Site Plan Proposed GA.pdf
SO-2560-03-AC-7002-1 -Proposed Site Plan -RL and Retail.pdf
SO-2560-03-AC-100-C Retail_Proposed Floor Plans.pdf
SO-2560-03-AC-103-E Retail_Proposed Elevations.pdf
SO-2560-03-AC-7010-1 -RL_Ground Floor GA.pdf
SO-2560-03-AC-7011-1- RL_First Floor GA.pdf
SO-2560-03-AC-7012-1- RL_Second Floor GA.pdf
SO-2560-03-AC-7013-1. RL Roof Plan GA.pdf
SO-2560-03-AC-15-A Proposed Site Sections.pdf
SO-2560-03-AC-7015-1- North Elevation Comparison.pdf
SO-2560-03-AC-7016-1-East Elevation Comparison.pdf
SO-2560-03-AC-7017-1-South Elevation Comparison.pdf
SO-2560-03-AC-7018-1 West Elevation Comparison.pdf
SO-2560-03-AC-84-B MSS Elevations.pdf
034.112.003A Site Access & Refuse Tracking
034.112.005 Proposed Layby and Visibility Assessment

SO-2560-03-DE-02 C Proposed Drainage Design Layout Plan.pdf
990KC XX YTREE TREE CONSTRAINTS PLAN 01 REV 0.pdf
SO-2560-03-LA-02 E Landscape proposals.pdf
SO-2560-03-LA-03 C Detailed Planting plan Sheet 1of 3.pdf
SO-2560-03-LA-04 C Detailed Planting plan Sheet 2of 3.pdf
SO-2560-03-LA-05 B Detailed Planting plan Sheet 3of 3.pdf

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.
- 3 The development hereby approved shall be carried out in strict accordance with the Chapter 6 Mitigation and Chapter 7 Enhancements of the Phase 2 Bat Emergence Survey by Abbas Ecology dated July 2018.
REASON: In order to meet with derogation test 3 of the Conservation of Habitats and Species Regulations 2017, and also in accordance with the National Planning Policy Framework (July 2021) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.
- 4 The development hereby approved shall be carried out in strict accordance with the Construction Method Statement Plan by McCarthy & Stone (dated February 2020) as approved under application reference 21/02300/CONDN on 19.11.2021.
REASON - To minimise the effect of the works on the amenity of the locality and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
- 5 The development hereby approved shall be carried out in strict accordance with the Tree Protection Plan (dwg ref: 9990-KC-XX-YTRES-TPP01 Rev 0) (dated 23.01.2020) as approved under application reference 21/02300/CONDN on 19.11.2021.
The approved tree protection shall be erected prior to any site activity commencing and maintained until completion of the development. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan.
REASON: In the interests of local amenity and the enhancement of the development itself, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 6 The development hereby approved shall be carried out in strict accordance with Construction Phase Emergency Action Plan (Phase 1) (dated July 2021) as discharged under application 21/02215/CONDN.
Following the occupation of the development hereby approved, the development shall be maintained in accordance with the Retail Store Emergency Action Plan (Phase 2) (dated July 2021), the Retirement Apartments Emergency Action Plan (Phase 2) (dated July 2021) and the Apartments Over Retail Store Emergency Action Plan (Phase 2) (dated July 2021) as discharged under application 21/02211/CONDN.
In accordance with the details discharged, the Emergency Action Plans shall be reviewed on an ongoing basis, once every 12 months and submitted yearly on the 1st April to Basingstoke and Deane Borough Council and West Berkshire Council Emergency Planning Team. The development shall thereafter be maintained in accordance with the details so approved.
REASON: In the interests of public safety in accordance with Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 8 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 9 The development hereby approved shall be carried out in strict accordance with the Ground Condition Assessment (ref: 5006864-RDG-XX-ST-DOC-C-0002 Dated: 21 September 2018); Additional Ground Investigation Report prepared by Ridge and Partners LLP (ref: 5006864-RDG-XX-ST-DOC-C-00AGI Dated: 18 September 2020); Further Asbestos Sampling Covering Letter prepared by Ridge and Partners LLP (Dated: 7 October 2021); Covering letter (Dated: 13 October 2021) as approved under application reference 21/03216/CONDN on 02.11.2021.
If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 10 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 9 that any remediation scheme required and approved under the provisions of condition 9 has been implemented fully in accordance with the approved details. Such verification shall comprise;
as built drawings of the implemented scheme;
photographs of the remediation works in progress;
Certificates demonstrating that imported and/or material left in situ is free of contamination.
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 9.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

11 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that any identified asbestos has been removed from the application site and disposed of by a licensed asbestos contractor in accordance with the Control of Asbestos Regulations 2012. REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

12 The development hereby approved shall be carried out in strict accordance with the details of the materials to be used for hard and paved surfacing, as approved under application 21/03773/CONDN on 09.02.2022. For clarification the details approved are as shown on the following drawings:

- Landscape General Arrangement Sheet 1 of 3; dwg. no. MCS623/Drg 10 P10
- Landscape General Arrangement Sheet 2 of 3; dwg. no. MCS623/Drg 11 P10
- Landscape General Arrangement Sheet 3 of 3; dwg. no. MCS623/DRG 12 P10

The approved surfacing shall be completed before the adjoining buildings are first occupied and thereafter maintained.

REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

13 The development hereby permitted shall be carried out in strict accordance with the hard and soft landscaping details and the positions, design, materials and type of screen walls/fences/hedges as approved under application 21/03773/CONDN on 04.02.2022. For clarification the details approved are as shown on the following drawings:

- Landscape General Arrangement combined - reduced scale; dwg. no. SO-2560-04-LA - MCS623/ Drg19 Rev P10
- Landscape General Arrangement (Sheet 1 of 3); dwg.no SO-2560-04-LA - MCS623/ Drg 10 Rev P10
- Landscape General Arrangement (Sheet 2 of 3); dwg no. SO-2560-04-LA - MCS623/ Drg 11 Rev P10
- Landscape General Arrangement (Sheet 3 of 3); dwg no. SO-2560-04-LA - MCS623/ Drg 12 Rev P10
- Detailed Planting Plan (Sheet 1 of 3); dwg. no. SO-2560-04-LA - MCS623/ Drg 15 Rev P7
- Detailed Planting Plan (Sheet 2 of 3); dwg no. SO-2560-04-LA - MCS623/ Drg 16 Rev P7
- Detailed Planting Plan (Sheet 3 of 3); dwg no. SO-2560-04-LA - MCS623/ Drg 17 Rev P7

The approved screen walls/fences shall be erected before the buildings hereby approved are first occupied and shall subsequently be maintained.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development and shall be maintained in accordance with the Landscape Management Plan and Maintenance Specification - V3 - updated 19-01-2022 (ref: MCS623 / ADFK / 19-01-2022 v3) as approved under application 21/03773/CONDN on 04.02.2022.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 The development hereby approved shall be carried out in strict accordance with the scheme for protecting the approved dwellings from plant noise associated with the development as approved under application 21/03773/CONDN on 04.02.2022. For clarification, the details approved are:

- Guarding Glass Acoustic Calculation;
- Environmental Noise Survey Rev 3 (dwg. no. REP-1012069-5A-TH-20220127)
- Lo-Carbon Sentinel Kinetic Advance Brochure
- Window Details - Brickwork (dwg. no. SO- 2560- 04- AC-1015- B)

All works which form part of the noise mitigation scheme shall be completed before the dwellings hereby approved are occupied and thereafter retained.

REASON: In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011- 2029.

- 15 No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in approved reports under condition 14. A method statement should be submitted to and approved by the Local Planning Authority prior to the survey being undertaken. If the noise levels approved under Condition 14 are exceeded, additional noise mitigation measures, (where necessary to ensure the appropriate noise levels can be met), shall be submitted to an approved in writing by the Local Planning Authority and implemented in full prior to the first occupation of the relevant phase.

REASON: In the interests of residential amenity, and to ensure acceptable noise levels are not exceeded within the dwellings and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011- 2029.

- 16 A minimum of 15% of the properties shall be built to accessible and adaptable standards to enable people to stay in their homes as their needs change. The development hereby permitted shall be carried out in accordance with the details approved under application 21/033773/CONDN on 09.02.2022 in this regard.

REASON: To ensure an appropriate high quality form of development and to accord with Policies CN1 and CN3 of the Basingstoke and Deane Local Plan 2011-2029.

- 17 No development above ground floor slab level shall commence on site until details of the height, design and materials to be used in the construction of the privacy screens to the balconies of Units 27 and 28 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 18 The development hereby approved shall be carried out in strict accordance with the Lighting Design as approved under application 22/00214/CONDN on 16.03.2022 and thereafter maintained.
REASON: In the interests of the character and ecology of the area and to meet the requirements under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.
- 19 Prior to the first occupation of the development hereby approved the provision for the parking of vehicles shown in the approved plans parking shall be constructed, laid and marked out and shall thereafter be retained for the parking of vehicles.
REASON: To ensure adequate on site car parking provision for the approved development is provided on site and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
- 20 The windows at first floor level on the western elevation to Units 27 and 28 shall be non-opening and glazed with obscured glass, and shall be installed prior to the occupation of these units. The windows shall remain non opening and obscured glazed.
REASON: To protect the privacy of the adjacent property and to prevent overlooking, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

Notes to Applicant

- 1 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
- 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

- 2 In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
- proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
 - considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 55-58).

In this instance:

- the application was acceptable as submitted and no further assistance was required.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

- 3 This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.
- 4 The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application> . For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency> .
- 5 The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact the Planning and Development Manager with regard to the necessary consents applicable under the Building Regulations.
- 6 The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>
- 7 The applicants attention is drawn to the attached email from Thames Water dated 18th March 2021.

The officer's report can be viewed on the council's website www.basingstoke.gov.uk.

A handwritten signature in black ink, appearing to read 'Ruth Ormella'.

Ruth Ormella MRTPI
Head of Planning Sustainability and Infrastructure

Date: 6 October 2022

It is important that you read the notes overleaf

NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

21/00671/FUL

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, *or*
 - within 6 months of the date of this notice, whichever period expires earlier; or,
- (iii) this is a decision to refuse planning permission for a minor commercial application you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Jane Watson

From: BCTAdmin@thameswater.co.uk
Sent: 18 March 2021 13:01
To: DevelopmentControl
Subject: 3rd Party Planning Application - 21/00671/FUL

**** PLEASE NOTE: This message has originated from a source external to Basingstoke & Deane Borough Council, and has been scanned for viruses. Basingstoke and Deane Borough Council reserves the right to store and monitor e-mails ****

A/O Planning, Basingstoke & Deane Borough Council Our DTS Ref: 58930
Planning Environment & Transport Your Ref: 21/00671/FUL
Civic Offices, London Road
Basingstoke
Hampshire
RG21 4AH

18 March 2021

Dear Sir/Madam

Re: 42-46, NEW ROAD, TADLEY, HAMPSHIRE , RG26 3AL

Waste Comments

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Thames Water would advise that with regard to SURFACE 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 have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development 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. 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.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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