

Counters Creek Sewer Tunnel

in the LBs Hammersmith & Fulham and Kensington & Chelsea

Pre planning application consultation phase 2

Strategic planning application – pre application consultation – Phase 2

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Construction of a new sewer relief tunnel 5km long, 4m diameter and approximately 40m below ground level.

The applicant

The applicant is **Thames Water**.

Strategic issues

The proposed sewer development is supported in strategic planning terms, however issues with respect to the **size and capacity of the sewer and integration with the Tideway tunnel** need to be addressed. Specific issues are also raised in terms of **transport implications, biodiversity and use of safeguarded wharf** should be addressed in any planning application to be submitted.

Recommendation

The Mayor sends the attached report as his response to the Consultation.

Context

1 Thames Water is consulting on proposals for a sewer relief tunnel to reduce the risk of sewer flooding in the Counters Creek Catchment. This is the second stage of pre-application consultation. The first phase of consultation was undertaken in early 2015 and the Mayor responded with in principle support but a number of more detailed issues of concern. It is expected that Thames Water will proceed to an application for planning permission later in 2016, the applications being made to RB Kensington and Chelsea and to LB Hammersmith & Fulham. This report sets out information for the Mayor's use in deciding what response to make.

2 The application is likely to be referable under Category 2B and (with respect to Cremorne Wharf as a safeguarded Wharf) Category 4 of the Schedule to the Order 2008:

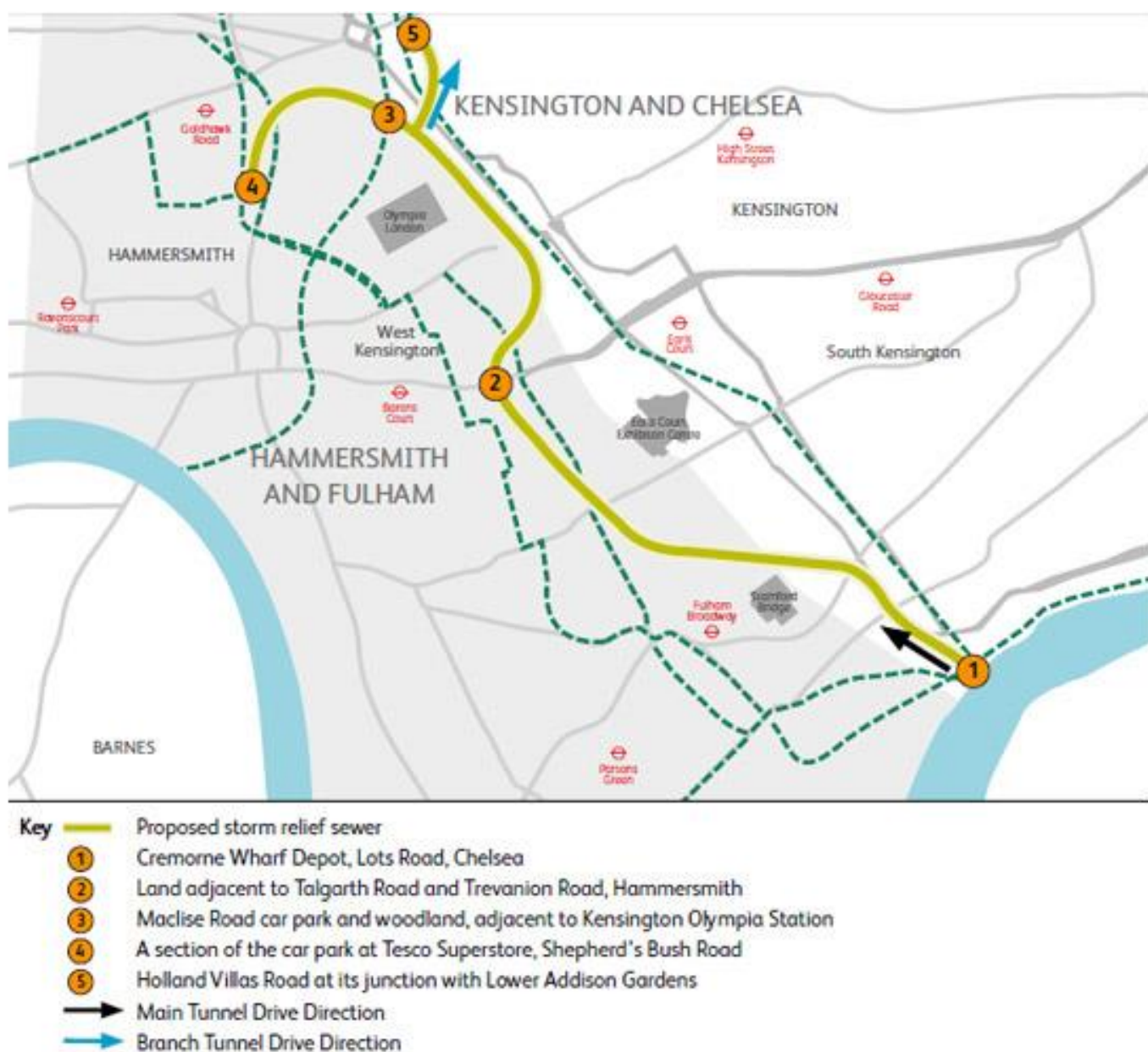
- 2B (2): "Waste development where the development occupies more than one hectare".

- 4 (1): “Development in respect of which the local planning authority is required to consult the Mayor by virtue of a direction given by the Secretary of State under article 10(3) of the GDPO.”

3 The Mayor of London’s consultation response on this case will be made available on the GLA website www.london.gov.uk.

Site description

4 The proposed sewer tunnel runs for approximately 5km close to the borough boundary between Kensington & Chelsea and Hammersmith & Fulham from Shepherds Bush in the North to Cremorne Wharf on the River Thames in the South as illustrated in the figure below:



5 There are five proposed construction sites as listed below:

Site	Description	Proposed duration of works
Site 1 Cremorne Wharf	Main tunnel drive site and connection into Thames Tideway Tunnel. Tunnel spoil to be removed by barge, proposals will consider importing tunnel construction materials by barge.	4 years
Site 2 Talgarth Rd/ Trevanion Rd, Hammersmith	Access shaft only	20 months
Site 3 Maclise Rd car park & woodland	Interception of Hammersmith Storm Relief Sewer (Duplication branch), drive site for the spur tunnel to site 5 and air management building.	26 months
Site 4 Tesco Shepherds Bush Rd car park	Interception of Hammersmith Storm Relief Sewer Brook Green branch and reception of tunnel boring machine.	22 months
Site 5 Holland Villas Rd/ Lower Addison Gdns	Interception of existing Counters Creek sewer and reception of spur tunnel boring machine.	20 months

Details of the proposal

6 The proposal is to construct a new sewer overflow tunnel to capture storm sewage that currently results in flooding to properties in the catchment. The tunnel would be approximately 5km long, with a diameter of 4m and would run approximately 40m below ground level. It would have a connection to the Tideway tunnel project (which is currently at the early stages of construction) at Cremorne Wharf.

7 The main route of the tunnel is from Cremorne Wharf on the Thames to the Tesco Car Park (Site 4). There is also a short tunnel to be driven from site 3 to site 5 and works to connect the two sections of the tunnel. There is one other site (Site 2 Talgarth Rd) selected as an access shaft to the proposed tunnel.

8 The permanent works left on site will be limited to relatively small physical items of control kiosks, ventilation columns and access points to enable occasional maintenance access.

9 Site 2-5 will require works for approximately 2 years. Site 1 Cremorne Wharf will require works for approximately 4 years as this is the main tunnel construction site and works need to be integrated with works to deliver the Tideway tunnel project.

Case history

10 This is the second phase of pre-application consultation. The project has been discussed for several years and is expected to lead to planning applications submitted to LB Hammersmith & Fulham and to RB Kensington & Chelsea later in 2016.

Strategic planning issues and relevant policies and guidance

11 The relevant issues and corresponding policies are as follows:

- Wastewater infrastructure *London Plan;*
- Open Space *London Plan*
- Historic Environment *London Plan*
- Transport *London Plan; the Mayor's Transport Strategy*
- Parking *London Plan; the Mayor's Transport Strategy*
- Sustainable development *London Plan; Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy*

12 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is October 2011, Hammersmith & Fulham Core Strategy & adopted Development Management Local Plan (July 2013), 2010 Kensington & Chelsea Core Strategy, the Unitary Development Plan Extant Policies and the London Plan Consolidated with Alterations (March 2015).

13 The following are also relevant material considerations:

- The National Planning Policy Framework and accompanying Planning Practice Guidance.
- Hammersmith & Fulham draft Local Plan (Jan 2015)

Principle of development

14 The intention to reduce sewer flooding and improve London's sewerage infrastructure is supported, subject to resolution of the issues identified in the attached report, which forms the Mayor's response to the consultation.

Local planning authority's position

15 Hammersmith & Fulham and Kensington & Chelsea Councils' positions are not yet known.

Legal considerations

The current proposals are informal consultation. It is expected that Thames Water will develop the proposals and apply for planning permission in future.

Financial considerations

16 There are no financial considerations at this stage.

Conclusion

That the attached consultation response should form the Mayor's response to the consultation.

for further information, contact Development & Projects:

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