



10 August 2026

Subject: The Importance of Consistent Application of Grampian Planning Conditions

Dear Planning Team,

I am writing to emphasise our dependency on the inclusion of Grampian conditions when they are requested.

Grampians provide a crucial mechanism for ensuring that development is not occupied before the necessary water and wastewater infrastructure is in place and operational, thereby protecting communities and existing customers. They ultimately help us ensure that growth is delivered in step with infrastructure capacity, reducing the risk of impacts on existing networks and the environment.

Over recent months we have observed inconsistencies in how these conditions are applied across Local Planning Authorities (LPAs). Whilst we understand that planning decisions must be considered on their individual merits, a decision not to include a requested Grampian condition can result in development becoming occupied before the necessary infrastructure improvements have been delivered.

It is important to stress that where development proceeds without sufficient capacity, there is an increased risk that new and existing systems may come under significant pressure. This can heighten the potential for sewer flooding, service deterioration for existing customers, and environmental impacts affecting local watercourses and surrounding communities.

Our requests for Grampian conditions are made only where our assessments have identified an infrastructure constraint and where reinforcement, upgrades, or new assets may be required before additional demand can be accommodated safely and sustainably. These conditions are therefore an essential safeguard, ensuring that new development is supported by adequate infrastructure from the outset and helping to protect local residents, the environment, and the long-term resilience of water and wastewater services.

We are therefore writing to urge LPAs to give significant weight to requests for Grampian conditions and where an LPA may be minded not to include a requested condition, we would welcome the opportunity for early discussion with your planning teams to gain a better understanding of the considerations and process behind such decisions, which we believe would help us better understand local planning challenges and provide valuable insight which could ultimately enable us to work together to identify practical solutions.

We remain committed to working collaboratively with LPAs to support sustainable growth and to deliver the infrastructure required to accommodate it. By continuing to apply Grampian planning conditions appropriately and consistently, we can help ensure that growth is delivered responsibly, without creating avoidable risks for local communities or the environment.

Thank you for your consideration. Should you wish to discuss this matter further, please do not hesitate to contact us at devcon.team@thameswater.co.uk.

Yours sincerely,

Lee McGouran

Operational Planning Services Manager