

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Wendlebury Parish Council	05.06.2018	26.06.2018	03.07.2018
Lead Local Flood Authority OCC Drainage	05.06.2018	26.06.2018	
Environment Agency	05.06.2018	26.06.2018	15.06.2018
Local Highways Authority OCC	05.06.2018	19.06.2018	15.06.2018
Thames Water	05.06.2018	26.06.2018	07.06.2018
Ecology (CDC)	05.06.2018	19.06.2018	
Environmental Health (CDC)	05.06.2018	19.06.2018	08.06.2018

-----Original Message-----

From: BCTAdmin@thameswater.co.uk

Sent: 06 June 2018 14:28

To: Planning

Subject: Informative Only Planning Application - 18/00848/F

Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 99096
Your Ref: 18/00848/F

6 June 2018

Dear Sir/Madam

Re: STREAMWAYS 8, RECTORY CLOSE, WENDLEBURY, BICESTER, OXFORDSHIRE , OX25 2PG

WASTE COMMENT

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, 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>.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

WATER COMMENT

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

From: Neil Whitton
Sent: 08 June 2018 13:14
To: George Smith
Cc: DC Support
Subject: 18/00848/F - 8 Rectory Close Wendlebury Bicester OX25 2PG

This department has the following response to this application as presented:

Noise: No comments

Contaminated Land: No Comments

Air Quality: Prior to the commencement of development, provision of ducting to allow for future installation of EV charging infrastructure will be required, in order to make resident parking places EV ready for future demand. The details and location of such provision should take into consideration the availability of electrical supply and should therefore be designed making reference to information held by the local distribution network operator. Subsequently, these details and designs should be submitted to and approved in writing by the Local Planning Authority.

Such provision shall be formed, and laid out in accordance with these details before usage of the parking spaces commences and shall remain in place thereafter.

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Kind Regards

Neil Whitton
Environmental Protection Officer
Environmental Health and Licensing
Cherwell District Council and South Northamptonshire Council
Tel - 01295 221623
Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

<http://www.cherwell.gov.uk/> and www.southnorthants.gov.uk

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From: Plant, Tom - E&E [mailto:Tom.Plant@Oxfordshire.gov.uk]
Sent: 15 June 2018 16:09
To: George Smith; Cllr Ian Corkin
Cc: DC Support
Subject: 18-00848-F - Streamways 8 Rectory Close Wendlebury Bicester OX25 2PG

Hi George,

I have looked over the above application and have the following comments to make.

Planning application:	18/00848/F
Location:	Streamways 8 Rectory Close Wendlebury Bicester OX25 2PG
Description:	Erection of new detached dwelling with integral garage
Type:	Full Development
Case Officer:	George Smith

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission.

Comments:

The proposal is unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
Assistant Transport Planner
(Cherwell and West Oxfordshire)
Oxfordshire County Council
Email – tom.plant@oxfordshire.gov.uk



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George Smith
Cherwell District Council
Planning Policy
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2018/125271/01-L01
Your ref: 18/00848/F
Date: 14 June 2018

Dear George

Erection of new detached dwelling with integral garage

8 Rectory Close, Wendlebury, Bicester, OX25 2PG.

Thank you for consulting us on the proposed development noted above. We have reviewed the information submitted with regards to our remit.

This includes the submitted Flood Risk Assessment, dated February 2018, prepared by JBA consulting and Block Plan dated 10 March 2017 prepared by John E Wright

Environment Agency Position

The proposed development will only be acceptable and meet the requirements of local and national planning policy if the **PLANNING CONDITION** as noted below are included on the associated decision notice. Without these conditions the proposed development poses an unacceptable risk to people and the environment and we would object to the scheme as submitted.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- All development must lie outside of Flood Zone 3, as per the FRA.
- All development should be carried out in line with the drawings submitted.
- Finished floor levels must be set at 64.83mAoD in accordance with the FRA, 600mm above the flood level.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Cont/d..

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Advice to Applicant

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). An environmental permit is in addition to and **a separate process from obtaining planning permission**. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Final Comments

Once again thank you for consulting us. Our comments are based on our available records and the information as submitted to us.

Please provide a copy of the decision notice for our records. This would be greatly appreciated.

If you have any queries please feel free to contact me.

Yours sincerely

Mr David Rowley
Sustainable Places Specialist

Direct dial 0208 4746915

Email planning_THM@environment-agency.gov.uk

From: Rowley, David E
Sent: 15 June 2018 13:30
To: Planning
Subject: RE: Planning Application Consultation - 18/00848/F

Dear Sir/Madam,

Thank you for consulting the Environment Agency, our response is attached. If you have any further questions, please contact me.

Please quote our reference number in any future correspondence.

Kind regards,

David Rowley

Sustainable Places Specialist, Thames Sustainable Places Team
Environment Agency | Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

External: 020 847 46915

Speak to us early about environmental issues and opportunities - We can provide a free pre-application advice note or for more detailed advice / meetings / reviews we can provide a project manager to coordinate specialist advice / meetings which costs £100 per hour + VAT. For more information email us at planning_THM@environment-agency.gov.uk



-----Original Message-----

From: planning@cherwell-dc.gov.uk [<mailto:planning@cherwell-dc.gov.uk>]

Sent: 05 June 2018 15:09

To: Planning_THM <Planning_THM@environment-agency.gov.uk>

Subject: Planning Application Consultation - 18/00848/F

Please see attached consultation document.

Regards
Development Management

Cherwell District Council
Extension: 7006
Direct Tel: 01295 227006
<mailto:planning@cherwell-dc.gov.uk>
www.cherwell.gov.uk

Details of applications are available to view through the Councils Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to view, comment on and keep track of applications can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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From: Jane Olds, Wendlebury Parish Clerk
Sent: 26 June 2018 10:38
To: George Smith; Planning
Subject: Planning application reference 18/00848/F

Dear George,

Wendlebury Parish Council considered application reference 18/00848/F for Mr and Mrs Robert Hooke at Streamways, 8 Rectory Close, OX25 2PG with the proposal for 'Erection of new detached dwelling with integral garage' and had no comments or objections.

I trust that this is of help to you.

Yours sincerely,

Jane Olds
Clerk to Wendlebury Parish Council
13 Oak Close
Bicester
OX26 3XD