

Rachel Tibbetts

From: BCTAdmin@thameswater.co.uk
Sent: 22 July 2020 14:25
To: Planning
Subject: 3rd Party Planning Application - 19/01740/HYBRID - additional info 2

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

Our DTS Ref: 60042
Your Ref: 19/01740/HYBRID - additional info 2

22 July 2020

Dear Sir/Madam

Re: LAND ADJ TO PROMISED LAND FARM, WENDLEBURY ROAD, CHESERTON, OXFORDSHIRE , OX25 2PA

Waste Comments

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.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

Thames Water are currently working with the developer of application 19/01740/HYBRID to identify and deliver the offsite water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network to serve part of the development however upgrades to the water network will be required to serve the development in Full. Works are ongoing to understand this in more detail and as such Thames Water feel it would be prudent for an appropriately worded planning condition to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure. There shall be no occupation 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 the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of the additional unit/properties/Floor space shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may low / no water pressures 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. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues. "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.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,

Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
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