

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 14 July 2020 11:48

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: 3rd Party Planning Application - 19/01746/OUT - additional info

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

Our DTS Ref: 62989

Your Ref: 19/01746/OUT - additional info

14 July 2020

Dear Sir/Madam

Re: Land Adj to Promised Land Farm, Wendlebury Road, Cheserton, OXFORDSHIRE , x

#### 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.

Thames Water has contacted the developer in an attempt to agree an ODOUR STRATEGY, but has 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. "Our consultation response reflects our concern that the applicant has failed to demonstrate that future occupiers of the proposed development will have adequate amenity. Given the proposed development's close proximity to the Sewage Asset, we object to the planning application. Background - The amenity of those that will occupy new development must be a consideration in deciding whether or not to grant permission for new developments. This is underlined in the 2012 National Planning Policy Framework (paragraph 120) which states: "To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Amenity - The applicant must therefore include an assessment of potential impacts on amenity for future occupiers of the proposed development. This should include an appraisal of existing odour, noise and lighting from the Sewage Asset and its potential impact on future occupiers of the proposed development. The local planning authority must ensure they are satisfied with the applicant's assessment in that the amenity of future occupiers of the proposed development will be acceptable. If amenity is considered acceptable by the local planning authority then we would request that any proposed mitigation that is set out in the assessment is controlled via a planning condition. Odour - Odour can be a particular issue at our sewage assets. It is important to ensure that development which might be sensitive to the odour environment in the vicinity of existing assets is not permitted to take place unless: (a) it can be established it will be located or designed in such a manner as not actually to be sensitive to such odour; (b) or that

funding is made available by the applicant for the installation of odour treatment apparatus sufficient to overcome any conflict between the development and uses proposed. To address odour as an environmental impact, the applicant should submit an odour assessment to demonstrate there will be no adverse impact in relation to odour. The odour assessment should be based on assessing onsite odour emissions. The assessment should also include an outline of an odour mitigation measures strategy. If the odour assessment is considered acceptable by the Local Planning Authority and Thames Water, then we would request any proposed mitigation set out in the odour assessment is controlled via a planning condition. A suggested planning condition is set out below. "No development shall commence until an odour modelling assessment has been submitted to and approved by the Local Planning Authority in consultation with Thames Water. The odour assessment should be based on assessing on-site odour emissions. The assessment should include an odour mitigation measures strategy. Where the odour modelling assessment identifies a need for mitigation there should be no occupation of the development until the recommendations of the odour mitigation strategy are agreed by the Local Planning Authority in consultation with Thames Water and have been implemented and are operational." Conclusion - We will maintain our objection until the amenity of potential future occupiers of the proposed development is adequately addressed by the applicant. To address our objection, the applicant should submit an appropriate appraisal of amenity whereby the conclusions and recommendations satisfy the Local Planning Authority. The applicant should within its submission include a detailed odour assessment, which should be prepared in consultation with Thames Water. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above is inappropriate, 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.

#### 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 properties 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 housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing 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](http://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.

Yours faithfully

Development Planning Department

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

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