

Rachel Tibbetts

From: Planning
Sent: 22 April 2022 08:44
To: DC Support
Subject: FW: 3rd Party Planning Application - 21/03268/OUT - UPDATED DOCS 01 APR 22

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 22 April 2022 08:24
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: 3rd Party Planning Application - 21/03268/OUT - UPDATED DOCS 01 APR 22

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

Our DTS Ref: 70035
Your Ref: 21/03268/OUT - UPDATED DOCS 01 APR 22

22 April 2022

Dear Sir/Madam

Re: OS Parcel 2636 NW Of Baynards House , Adjoining A43 , Baynards Green, BICESTER, Oxfordshire, OX27

Waste Comments

With regard to sewerage and sewage treatment, this comes within the area covered by Anglian Water PLC. For your information the address to write to is Anglian Water PLC, Anglian House, Ambury Road, Huntingdon, Cambs PE18 6NZ Tel:- (01480) 433400

Water Comments

Thames Water are currently working with the developer of application 21/03268/OUT - UPDATED DOCS 01 APR 22 to identify and deliver the off site water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network to serve 49 dwellings but beyond that upgrades to the water network will be required. Works are on going 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 beyond the 49 dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to 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.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, 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>

Yours faithfully
Development Planning Department

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Denham Way,
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WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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