
Land at Gosford

Technical Note 8: Response to Thames Water

Date 10th June 2022

1 Introduction

- 1.1 Brookbanks appointed by Barwood Development Securities Ltd to provide technical support for a proposed residential development at Gosford, Oxfordshire, which is the subject of a planning application (reference: 22/00747/OUT). The following development is proposed at the site:
- 1.1 The purpose of this note is to respond to observations raised by Thames Water, dated 24th March 2022 on the planning application and in particular the comments relating wastewater supply and potable water supply.

2 Background information

- 2.1 The proposed development lies to the south-east of the village of Kidlington and is approximately 27.75ha.
- 2.2 The Site is bound to the north by existing agricultural land/fields and to the east by agricultural fields, Water Eaton Lane and the A34. The south of the Site is bound by Oxford Road and the west to Bicester Road. A cemetery is situated adjacent to the north-west of the Site, off Bicester Road.
- 2.3 The site is currently undeveloped agricultural land and the land is not thought to have been historically subject to any significant built development. The Site location and boundary is shown indicatively on **Figure 2-1**, below:

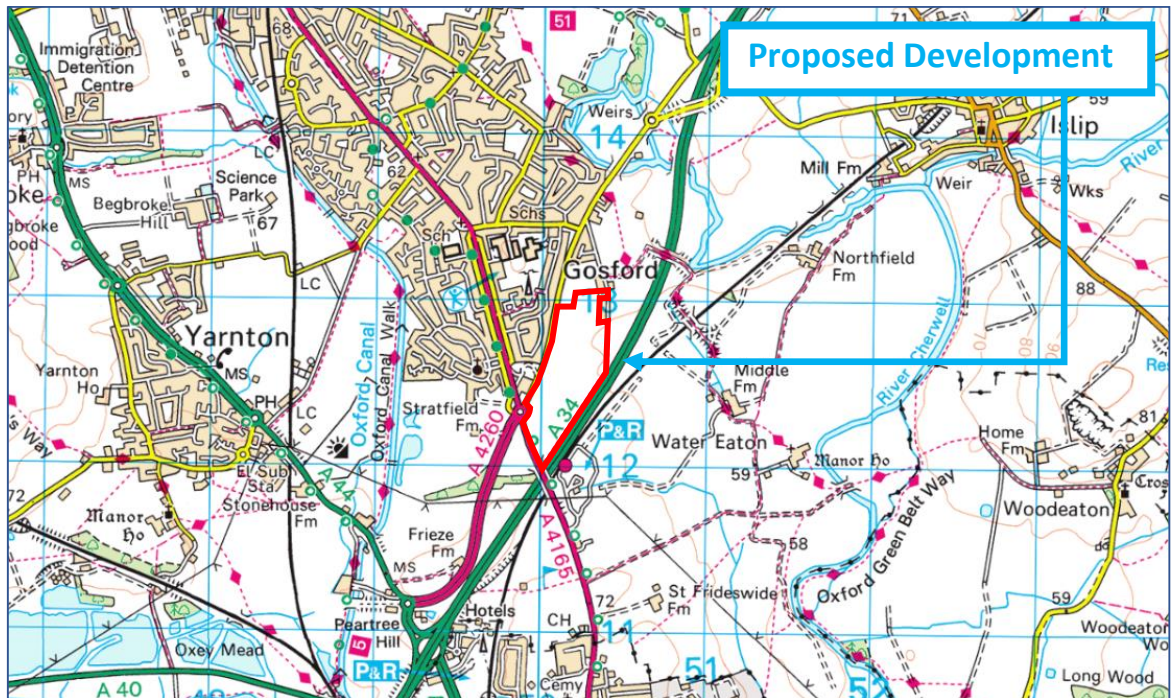


Figure 2-1: Site Location

3 Response to Thames Water

Response to Wastewater Comments

- 3.1** Consultation and engagement has been undertaken with Thames Water to assess their requirements to treat the foul water generated from the new proposed development.
- 3.2** As is typical for any proposed development of this nature, before any submission, the developer contacted Thames Water on the 23rd July 2020 to request a pre-development enquiry to Thames Water, to ascertain the requirements to treat the foul water from the proposed development. Thames Water provided their Pre-Development Enquiry on the 23rd September 2020, confirming that further modelling will be required on the foul water network, to ascertain a firm connection location and any required upgrade works for the Site.
- 3.3** Thames Water has confirmed through discussions and a Pre-Development Enquiry that the connection will need to be made from Manhole 3001 (off the existing 150mm foul water sewer main), situated to the east of the Site along Watereaton Lane
- 3.4** The response from the Thames Water Pre-Development enquiry for the Site confirmed:
 - “We will only carry out modelling once we’re confident that your development will proceed. In order to have this confidence, we’ll need to know that you own the land and have either outline or full planning permission. Please email this information to us as soon as you have it.

- *If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years."*

- 3.5** The response provided by Thames Water is fairly standard with most networks requiring some additional modelling for future connections of this nature to ensure the additional flows can be taken without causing any risk downstream and to the local existing infrastructure/network.
- 3.6** The modelling works will provide confirmation of any necessary upgrades required for the local area to enable the proposed development quantum, along with ensuring that the local existing network is catered for and suitably reinforced. The modelling work does not need to be part of any planning approval, as there are separate mechanisms/procedures in place to ensure this is delivered, whilst enabling that the proposed development cannot commence without the funding/provision of this being put in place.
- 3.7** Likely upgrade works may include for upsizing foul water mains. In addition modelling, may identify a more suitable Point of Connection where capacity is available, and therefore no upgrades may be necessary.
- 3.8** As specified above by Thames Water, they will undertake modelling works once planning has been granted, however, the applicant is enquiring as to whether modelling can be conducted now at risk and at the applicant's expense.
- 3.9** In addition to the above, it is noted that within Appendix 4 of the Local Plan, there is confirmation that the Cassington Wastewater Treatment Works will need to be upgraded, to ensure that infrastructure grows at the same rate as communities. Ofwat has instigated significant changes into the charging regimes of the foul water companies. Since April 2018, the developer has to fund infrastructure works to the nearest practicable point of connection (defined as network of an equal or greater size to the infrastructure supplying the site). As such any reinforcement works are covered by the Infrastructure Charge, payable per plot for all new connections, with Thames Water funding the upgrades required, which could include the Wastewater Treatment Works .

Response to Potable Water Comments

- 3.10** Discussions and engagement has been undertaken with Thames Water to assess their requirements to supply the proposed development with potable water for the new proposed development.
- 3.11** As with the foul water network, prior to any submission for planning, it is typical for any proposed development of this nature, to contact the incumbent water company to submit a Pre-Development Enquiry. Thames Water were therefore contacted on the 23rd July 2020 to request a Pre-Development Enquiry, to ascertain the requirements to supply the proposed development with potable water.
- 3.12** A Pre-Development Enquiry was received on the 14th September 2020 from Thames Water, who confirmed that they currently have capacity to supply potable water for up to 49 dwellings currently, off the existing networks, without any necessary reinforcements / upgrade works. Therefore there is capacity in the network for an initial development.
- 3.13** Thames Water did confirm that modelling work will be required to understand and confirm whether further works is required to the existing network, to enable potable water to be supplied to the Site, whilst ensuring that the existing network remains unaffected. As with the foul water network, the modelling work does not need to be part of any planning approval, as there are separate mechanisms/procedures in place to ensure this is delivered, whilst enabling that the proposed development cannot commence without the funding/provision of this being put in place.

- 3.14** Thames Water has confirmed that a connection should be made to the 6" Main. The Thames Water Pre-Development enquiry for the Site confirmed:
- *"We've attached your capacity report, which you should include when making your local authority (LA) planning application to show we've assessed the site and are in the process of addressing your requirements.*
 - *We'll start modelling once you let us know that you own the land and either have outline or full planning permission. Just email me your land registry documents and planning application reference number."*
- 3.15** Again, the response provided by Thames Water is fairly standard with most networks requiring some additional modelling for future connections of this nature to ensure the additional flows can be taken without causing any risk downstream and to the local existing infrastructure/network.
- 3.16** As with the foul water modelling requirement, the applicant is enquiring as to whether modelling can be conducted now at risk and at the applicant's expense.

4 Summary

- 4.1** This note has provided a response to the queries raised by Thames Water in relation to the planning application for the proposed development.
- 4.2** Discussions have been held therefore with Thames Water which confirmed outline or full planning permission is required to commence with modelling works for potable water. It should be noted that Thames Water has not mentioned any restrictions to development, and as an incumbent water company have an obligation to provide a supply to the proposed development, whilst ensuring capacity is maintained within the existing network .
- 4.3** In relation to foul water, Thames Water have provided a capacity report for the Site, which confirmed Thames Water have assessed the Site and are in the process of addressing the requirements for the Site. An indicative Point of Connection has been provided, to confirm where the Site connection will be required.
- 4.4** The response queries therefore raised by Thames Water are addressed through their pre-development enquiry responses, where Thames Water have been engaged and as an incumbent company have provided the indicative Point of Connection for the Site, and modelling works will confirm any required upgrades / reinforcements, to ensure both the proposed developemnt and local network supply are maintained.