

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

19 August 2022 Our DTS Ref: 73210 Your Ref: 22/01829/OUT

Dear Sir/Madam

Re: GRAVEN HILL, CIRCULAR ROAD, AMBROSDEN, BICESTER, OXFORDSHIRE , OX26 6HF

#### Waste Comments

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, 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 development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://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.

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 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://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Thames Water (TW) has contacted the developer in an attempt to discuss potential impacts on amenity from [add name] Sewage Treatment Works including (but not limited to) ODOUR, NOISE, LIGHTING and FLIES, but has been unable to do so in the time available and as such we request the following condition be added to any planning permission. Our response reflects our concern the applicant has failed to demonstrate future occupiers of the proposed development will have adequate amenity including (but not limited to) ODOUR, NOISE, LIGHTING and FLIES. Given the proposed development's proximity to the Sewage Asset, we object to the planning application.

Background - The amenity of those who will occupy new development must be a consideration in deciding whether or not to grant permission for new developments. This is underlined in the 2019 National Planning Policy Framework (paragraph 170) which states: "170. Planning policies and decisions should contribute to and enhance the natural and local environment by: e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans".

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, flies and lighting from the Sewage Asset and its potential impact on future occupiers of the proposed development. The Local Planning Authority (LPA) must ensure they are satisfied with the applicant's assessment that the amenity of future occupiers of the proposed development will be acceptable. If amenity is considered acceptable by the LPA, we would request any proposed mitigation set out in the assessment is controlled via a planning condition.

Odour - Odour can be a particular issue at our sewage assets. It's important to ensure 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) 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 LPA and TW, 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 (LPA) in consultation with Thames Water (TW). 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 LPA in consultation with TW 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 LPA. The applicant should within its submission include a detailed odour assessment, which should be prepared in consultation with TW. The developer can request information to support the discharge of this condition by visiting the TW website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). Should the LPA consider the above is inappropriate, it is important that the LPA liaises with TW Development Planning Department (telephone 0203 577 9998)

### Water Comments

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://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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 development shall be occupied 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 development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development 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](https://www.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

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