

## Rachel Tibbetts

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**From:** Planning  
**Sent:** 17 August 2022 15:50  
**To:** DC Support  
**Subject:** FW: 3rd Party Planning Application - 22/02025/REM

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

**From:** BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>  
**Sent:** 17 August 2022 15:49  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 3rd Party Planning Application - 22/02025/REM

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

Our DTS Ref: 54481  
Your Ref: 22/02025/REM

17 August 2022

Dear Sir/Madam

Re: BICESTER GATEWAY BUSINESS PARK, WENDLEBURY ROAD, BICESTER, OXFORDSHIRE, OX25

### 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.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

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>

### Water Comments

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel:020 3577 9998  
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