

## Lynne Baldwin

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**From:** Planning  
**Sent:** 31 October 2022 11:37  
**To:** DC Support  
**Subject:** FW: Our DTS Ref: 72648 Your Ref: 22/02866/OUT

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**From:** lauren underwood <lauren.underwood@thameswater.co.uk>  
**Sent:** 31 October 2022 11:22  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** Our DTS Ref: 72648 Your Ref: 22/02866/OUT

You don't often get email from [lauren.underwood@thameswater.co.uk](mailto:lauren.underwood@thameswater.co.uk). [Learn why this is important](#)

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at Council Planning & Development Services Bodicote House Bodicote, Banbury Oxon OX15 4AA Our DTS Ref: 72648 Your Ref: 2

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of , Ploughley Road, Ambrosden, Bicester, OXFORDSHIRE , OX25 2RB

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recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development will 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.

recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with Thames Water to develop an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. 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.

regulated by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development the applicant should contact Developer Services - <https://www.thameswater.co.uk/developers>

information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has asked the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so. As such, Thames Water request that the following condition be added to any planning permission. "No development shall be carried out unless the following conditions have been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan is agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, all development shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network infrastructure to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required for the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential flooding. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [www.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 planning permission it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 234343) for application approval.

indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however care needs to be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water to the public network, the applicant should liaise with the Lead Local Flood Authority.

In the future then we would consider this to be a material change to the proposal, which would require an amendment to the application and we would need to review our position.

#### Notes

We are currently working with the developer of application 22/02866/OUT to identify and deliver the off site water infrastructure needs. Thames Water have identified that some capacity exists within the water network to serve 49 dwellings but beyond that upgrades are required. Works are on going to understand this in more detail and as such Thames Water feel it would be prudent for an application to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure. There shall be no occupation of those additional dwellings until confirmation has been provided that either:- all water network upgrades required to accommodate the additional development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional dwellings to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall be permitted in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to low / no water pressure. Reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues." If the local planning authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the applicant liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application.

The development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m of water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology to be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the measures to be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground water utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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).

The development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No construction shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology to be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the measures to be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground water utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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).

The development is located within 3m of water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology to be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the measures to be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground water utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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).

The development is located within 15m of our underground water assets and as such we would like the following informative attached to the application. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause damage to our assets 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).

#### Comments

Assessment and Drainage Strategy indicates that no location for FW discharge has yet been agreed, therefore a PFC (capacity assessment) is required to establish network capacity for this site.

Planning Department

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