

**Lynne Baldwin**

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**From:** Planning  
**Sent:** 15 November 2023 14:22  
**To:** DC Support  
**Subject:** FW: 3rd Party Planning Application - 22/03063/F - UPDATED 01 NOV 23

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**From:** BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>  
**Sent:** Wednesday, November 15, 2023 2:02 PM  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 3rd Party Planning Application - 22/03063/F - UPDATED 01 NOV 23

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Cherwell District Council Our DTS Ref: 47630  
Planning & Development Services Your Ref: 22/03063/F - UPDATED 01 NOV 23  
Bodicote House  
Bodicote, Banbury  
Oxon  
OX15 4AA

15 November 2023

Dear Sir/Madam

Re: LAND EAST OF, LARSEN ROAD, HEYFORD PARK, UPPER HEYFORD, OXFORDSHIRE, OX25

Waste Comments

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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

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.

#### Water Comments

Thames Water are currently working with the developer of application 22/03063/F 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 50 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 50 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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

#### Supplementary Comments

Thames Water have been unable to confirm the capacity of foul water discharge to our network as the removal of the package treatment plant and adoption of a pumping station into the drainage strategy has not yet been fully identified. Thames Water require the pumping discharge rates in order to facilitate a capacity check of the foul water network to confirm network capacity or not.

Yours faithfully

Development Planning Department

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