

Lynne Baldwin

From: Planning
Sent: 05 January 2023 09:45
To: DC Support
Subject: FW: 3rd Party Planning Application - 22/03452/F

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 05 January 2023 09:21
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: 3rd Party Planning Application - 22/03452/F

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

Our DTS Ref: 72896
Your Ref: 22/03452/F

5 January 2023

Dear Sir/Madam

Re: CANAL LANE, LONGFORD PARK ROAD, BODICOTE, BANBURY, OXFORDSHIRE , OX15 4SZ

Waste Comments

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Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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

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. 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.

Supplementary Comments

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity downstream to the Adderbury RM connection (the point of discharge to a public sewer). However, the proposed point of connection is privately owned, hence liaising with the developer who owns the sewer at the proposed point of connection to ensure there is enough capacity in their private sewers leading up to the public sewer.

Yours faithfully
Development Planning Department

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