
Job name: Green Lane, Chesterton

Job No: C86354

Note No: C86354-JNP-XX-XX-RP-C-1006

Date: 22/03/2023

Prepared by / Approved By: Sam Hinson / Martin Hltchcock

Subject: Response to Thames Water Comments

1. Introduction

- 1.1 Thames Water (TW) have commented on the outline planning application at Green Lane, Chesterton, Bicester (reference: 23/00173/OUT).
 - 1.2 Within the TW comments (Appendix A) an objection has been raised on the grounds of the proximity of the development to an existing pump station. Each of the points raised by TW on this aspect are quoted within this technical note with responses provided to each.
 - 1.3 *'The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption.'*
 - 1.4 This is noted and accepted. No premises are proposed within 20m of the existing pump station (Figure 1) and the nearest proposed dwelling is 150m away (Figure 2, Appendix B).
 - 1.5 *'The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object.'*
 - 1.6 TW have referenced an archived version of the NPPF. A revised NPPF was published on 20 July 2021 and supersedes the 2019 version although the paragraph wording referenced by TW hasn't changed. As such from here on the report will reference Paragraph 174 and 185 of the NPPF (2021) (previously 170 and 180 of the 2019 version).
 - 1.7 Only proposed wildflower meadow, with mown paths, and tree planting is within 20m of the pump station as shown on the landscaping layout (Figure 1, Appendix B). The pump station's impact on the amenity of this space will therefore be very limited, and no different to the effects on the adjoining recreation field which already exists. It is the view of the design team that including this area within the development proposals is an opportunity to improve the amenity of the space in accordance with paragraphs 174 and 185 of the National planning Policy Framework (NPPF) 2021. Providing a wildflower meadow and tree planting is therefore considered preferable to omitting the area from the development proposals altogether.
 - 1.8 *'Notwithstanding this objection, in the event that the Local Planning Authority resolve to grant*
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planning permission for the development, we would request that the following informative is attached to the planning permission: "The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/adopting-a-sewer>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.'

- 1.9 The TW 'Local practices to support Code for Adoption Sewerage Pumping stations' document (<https://www.water.org.uk/wp-content/uploads/2020/06/CfA-Local-practice-pumping-stations-FINAL.pdf>) states that the minimum distance from the nearest part of a habitable building to the nearest point of the pumping station compound boundary/fence should be between 10m and 20m (depending on type). The development proposals are in compliance with this and the requested informative could therefore be misleading. It is suggested that this informative is omitted, or if it is included than any reference to non-compliance with Codes for Adoption best practice is removed and it is made clear that the pump station is only within 20m of open space, not gardens or dwellings, and the nearest dwelling is 150m away.

Figure 1 Existing Pump Station and 20m Buffer



Figure 2 Existing Pump Station & Nearest Proposed Dwelling



Document Issue Record

Technical Note No	Rev	Date	Prepared	Reviewed	Approved
C86354-JNP-XX-XX-RP-C-1006	P01	14/03/2023	SH	MAH	MAH
C86354-JNP-XX-XX-RP-C-1006	P02	22/03/2023	SH	MAH	MAH

List of Appendices

Appendix A Thames Water Consultation Response

Appendix B Illustrative Landscape Masterplan

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Any comments given within this report are based on the understanding that the proposed works to be undertaken will be as described in the introduction. The information referred to and provided by others and will be assumed to be correct and will not have been checked by JNP Group, JNP Group will not accept any liability or responsibility for any inaccuracy in such information.

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Appendix A

Thames Water Consultation Response

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 10 February 2023 11:45

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: 3rd Party Planning Application - 23/00173/OUT

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

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

Our DTS Ref: 71963
Your Ref: 23/00173/OUT

10 February 2023

Dear Sir/Madam

Re: LAND SOUTH OF GREEN LANE, NORTH WEST OF A41, CHESTERTON, BICESTER, OXFORDSHIRE , OX26 1UU

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.

The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Given the nature of the function of the pumping station and the close proximity of the proposed

development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption . The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object. Not with standing this objection, in the event that the Local Planning Authority resolve to grant planning permission for the development, we would request that the following informative is attached to the planning permission: “The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-and-wastewater/adopting-a-sewer>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.”

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.

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

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.

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>

Yours faithfully
Development Planning Department

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




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Appendix B

Illustrative Landscape Masterplan



Legend

-  Application Boundary
-  Existing vegetation retained and enhanced
-  Proposed native mosaic scrub with woodland trees
-  Proposed native hedgerow
-  Proposed standard native trees
-  Proposed edible fruiting trees along site wide foraging routes
-  Meadow grassland
-  Amenity grass mown regularly for active use
-  Wildflower meadow grass with mown paths and edges
-  Proposed drainage attenuation basins / swales
-  Opportunities for play features with seating



Client:
WATES DEVELOPMENTS

Drawing Number:
 2930-LA-02

Project Number:
 2930

Scale:
 NTS @ A3

Date:
 17/10/22

Revision:
 D

Status:
 DRAFT

Drawn by/ Chk:
 CR/SB