

# Water Eaton

PR6a : Land East of Oxford Road

Foul Drainage and Utilities Assessment

**Bellway**

  
**STRATEGIC  
LAND**



**CHRIST CHURCH**  
UNIVERSITY OF OXFORD

WE/FDU/P 02



FOUL DRAINAGE AND  
UTILITIES ASSESSMENT  
Water Eaton  
PR6a: Land East of Oxford Road

## Document History

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## Glanville

Glanville Consultants is a multi-disciplinary engineering, design and surveying consultancy with the following expertise:

Structural Engineering | Transport and Highways  
Civil Engineering | Geomatics | Building Surveying

Cornerstone House  
62 Foxhall Road  
Didcot  
Oxfordshire OX11 7AD

*Offices also at:*

3 Grovelands Business Centre  
Boundary Way  
Hemel Hempstead  
Hertfordshire HP2 7TE

Telephone: 01235 515550

Telephone: 01442 835999

postbox@glanvillegroup.com  
www.glanvillegroup.com

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## Contents

1.0	Introduction.....	1
2.0	Development Proposals .....	2
3.0	Existing Site Characteristics .....	3
4.0	Foul Drainage .....	4
5.0	Utilities Assessment.....	8
6.0	Conclusions.....	13

## Appendices

Appendix A:	Cherwell Local Plan Partial Review – PR6a Extract and Draft Policies Map
Appendix B:	Illustrative Masterplan
Appendix C:	Site Location Plan
Appendix D:	Topographical Survey
Appendix E:	Existing Services Plan
Appendix F:	Outline Foul Drainage Strategy
Appendix G:	Foul Drainage Flow Calculations
Appendix H:	Thames Water Correspondence



## 1.0 Introduction

- 1.1 This Foul Drainage and Utilities Assessment has been prepared by Glanville Consultants on behalf of Bellway Homes Limited and Christ Church, Oxford with respect to an outline planning application (with all matters reserved except for access) for development of land at Water Eaton, Oxford, OX2 8HF.
- 1.2 The Site is included in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review as Site PR6a, Land East of Oxford Road. Site PR6a allocates the Site for mixed-use development including around 690 dwellings, a two form entry primary school, a local centre and recreation space. The strategic allocation extends to approximately 45.8 hectares of land to the east of the A4165, Oxford Road, as shown on the extract from the Cherwell Local Plan Partial Review included in Appendix A.
- 1.3 This report outlines the existing situation with regards to foul drainage and utilities, and outlines the proposals for foul water drainage disposal, as well as utility supply and diversion.

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## 2.0 Development Proposals

2.1 A copy of the illustrative masterplan is included in Appendix B. The proposed development consists of:

- The demolition of existing buildings;
- Erection of up to 800 dwellings (Class C3);
- A two form entry primary school;
- A local centre comprising: convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, a café or restaurant (Class E(b)) up to 200sqm;
- Community building (Class E and F2);
- Car and cycle parking;
- Associated play areas, allotments, public open green space and landscaping.
- New vehicular, pedestrian and cycle access points, internal roads and paths and communal parking infrastructure.
- Associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development.
- Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.

### **3.0 Existing Site Characteristics**

3.1 This Section outlines the existing site characteristics. The site extends to approximately 45.8ha and is located to the east of the A4165, Oxford Road to the north of Oxford. The site largely consists of agricultural land, with Pipal Barns located in the north-west of the site alongside Oxford Road. St Frideswide's Farm is located adjacent to the eastern site boundary and Pipal Cottage is located adjacent to Pipal Barns outside of the site boundary. A site location plan is included in Appendix C.

#### **Topography**

3.2 The site generally falls away from two main high points. The first is located in the centre of the site along the western boundary with the A4165, with land falling to the north, and to the east towards St Frideswide's Farm. The second high point is located along the southern boundary, with land falling from this point to the east towards the River Cherwell, and to the north towards St Frideswide's Farm. The topographical survey is included in Appendix D.

## 4.0 Foul Drainage

- 4.1 This Section identifies the existing foul water drainage infrastructure on and in the vicinity of the site in order to assess the impact of the development on the existing infrastructure, and whether any diversions or easements are required to facilitate the development.

### Existing Drainage

- 4.2 Thames Water is the statutory undertaker for wastewater drainage in Oxfordshire. The location of existing drainage infrastructure in the vicinity of the site obtained from Thames Water records are shown on the Existing Services Plan included in Appendix E.
- 4.3 The records do not indicate any public foul water sewers within the site boundary, or along the A4165 adjacent to the site.
- 4.4 A gravity foul water network is indicated within the residential areas to the south of the site: a 225mm gravity foul sewer is indicated along the A4165 flowing in a southerly direction; and 225mm gravity foul sewers are indicated in Hayward Road and Harbord Road, flowing in a westerly direction. The closest manhole to the site is Thames Water manhole 3803 along the A4165 to the south-west of the site.
- 4.5 Pipal Cottage in the north-west of the site and St Frideswide's Farm to the east of the site are not known to connect into the public sewer network and instead are served by a septic tank / on-site treatment.
- 4.6 No private foul drainage infrastructure is known to be located within the site boundary.

### Diversions and Easements

- 4.7 Given that no foul drainage infrastructure is known to be located within the boundary of the site, it is envisaged that foul sewer diversions will not be necessary to facilitate the development of the site.
- 4.8 Drainage to Pipal Cottage and St Frideswide's Farm will not be required to be diverted to facilitate the development of the site.

### Proposed Foul Water Drainage Strategy

- 4.9 The site levels generally fall away from the A4165, and therefore the closest Thames Water foul drainage manhole (3803). Therefore, it is proposed to pump flows from the development to Thames Water manhole 3803. Due to the topography of the site with multiple low points, it is expected that two pump stations will be required to serve the development, located at low points within different catchments.
- 4.10 Indicative locations of pump stations have been shown on the Outline Foul Drainage Strategy drawing included in Appendix F. Two pumping options are shown as described overleaf. The option taken forward will depend on a number of factors, including phasing and construction considerations.

- Option 1 involves discharging flows from the northern pump station into the southern pump station, from where the combined flows will be pumped to a manhole just upstream of the connection point (manhole 3803), from where flows will discharge via a final short gravity section into manhole 3803; and
- Option 2 involves discharging flows from the two pump stations via two separate rising mains to a manhole just upstream of the connection point (manhole 3803), where flows will combine and discharge via a final short gravity section into manhole 3803. The two pump stations will therefore not be connected.

4.11 A more detailed on-site foul water drainage design will be developed at the appropriate stage, once detailed proposals for the development are available.

### Peak and Pump Flow Rates

4.12 A range of flow rates have been calculated based on the expected quantum of development using guidance provided in Sewer Design and Construction Guidelines and Flows and Loads 4. The peak and pump flow rates calculated are shown in Table 1. The full calculation is included in Appendix G.

Table 1: Peak and Pump Flow Rates

Type	Unit	Quantum	Peak l/s	Pump <sup>1, 2</sup> l/s
Dwellings	-	800	37.04	18.52
Primary School <sup>3</sup>	Pupils	630	11.81	5.91
Retail (E(a))	m <sup>2</sup>	500	0.07	0.03
Business Development (E(g)(i)) or Financial and Professional (E(c))	m <sup>2</sup>	500	0.07	0.03
Café/restaurant (E(b)) <sup>4</sup>	Seat	50	0.94	0.47
Community building (E and F2)	Users	400	1.25	0.63
			<b>51.2</b>	<b>25.6</b>

<sup>1</sup> Peak flows = 6 x DWF

<sup>2</sup> Pumped flow rates based on 50% peak flow rates. Actual pumped flow rates may be higher to achieve minimum flow velocity or differ based on the pump station option taken forward.

<sup>3</sup> Two-form entry primary school proposed, however a three-form entry primary school is assessed for a future expansion scenario to ensure that the pump station capacity and network capacity exists for this scenario.

<sup>4</sup> Number of seats based on 200sqm

### Foul Drainage Capacity

4.13 A pre-planning enquiry was submitted to Thames Water in May 2018 which related to both PR6a, and the adjoining site allocated within the Cherwell Local Plan Partial Review, PR6b. Thames Water's response to this enquiry, which was for approximately 1,500 residential units between the two sites, indicated that reinforcements to the existing foul water network would be necessary in order to facilitate the development of the two sites.

- 4.14 A pre-planning enquiry was subsequently submitted to Thames Water in May 2021 which related just to PR6a. Peak and pump flow rates were submitted in support of the application and updated in January 2023. Thames Water's response to this enquiry indicated that reinforcements to the existing foul water network would be necessary in order to facilitate the development of the site. Thames Water's letter is included in Appendix H.
- 4.15 To ensure that the appropriate upgrades are made, Thames Water will need to carry out modelling work to identify where and when reinforcement works will be needed. Thames Water will undertake this modelling work at their expense once the site has secured an outline planning consent.
- 4.16 A meeting with Thames Water was held in October 2021 in order to:
- Understand the Thames Water's environmental obligations with respect to wastewater treatment works, and their liaison with the Environment Agency;
  - Discuss Thames Water's forward-planning process and how future developments, including those without planning permission or that are allocated in the Local Plan, are incorporated in Thames Water models at different stages; and
  - The timing and level of ongoing engagement with Thames Water relating to these development proposals, in order to ensure reinforcement works are identified, designed and built in order to meet the needs of the development prior to occupation.
- 4.17 Environmental obligations in respect of the Thames Water's discharge permit are considered as part of planning upgrade works, and this is discussed and agreed between Thames Water, the Environment Agency and the Local Council. On a development such as Water Eaton, developers are not party to discussions and have no bearing on how Thames Water's environmental obligations are met. However, it is noted that Thames Water are separately addressing issues such as infiltration, surface water and groundwater flows into the foul network in order to improve capacity and accommodate additional growth. The Asset Planning team at Thames Water deal with wastewater treatment works, and upgrade works to Wastewater Treatment Works are being planned and implemented.
- 4.18 Early engagement and regular correspondence with Thames Water (regarding housing numbers, build-out programme, expected first occupation date, planning status and drainage strategy), will ensure that the development proposals are accounted for in Thames Water modelling at the appropriate level and stage. Engagement at this stage allows Thames Water to start the process of feeding data about the site into a high-level assessment model which is operated in parallel with Thames Water's Strategic Growth Model (which captures developments that have received planning or expected to receive planning).
- 4.19 Since the meeting, detailed information on pump flow rates, drainage strategy, pumping arrangements and phasing have been provided to Thames Water in order for the development site to be incorporated into the high-level assessment model, work which is currently underway. Thames Water will identify how many houses can be accommodated without the need for reinforcement works (if any), based on the information provided to them, as well as considering other development sites which are expected to come forward.



- 4.20 Where reinforcement works are identified to be required, Thames Water will model, design and construct the reinforcement works. This process can take up to 20 months and typically any decisions around the extent of reinforcement works would be informed by development phasing and build programme. If the reinforcement modelling work is commenced once outline planning consent is granted, it is anticipated that the reinforcement works will be undertaken prior to first occupation of the development.
- 4.21 Although capacity within the system is not reserved, continued engagement with Thames Water helps to ensure that the appropriate capacity can be provided (including reinforcement works where necessary) ahead of occupancy of buildings on the site.
- 4.22 Liaison with Thames Water will continue in order to ensure the development site is included in all necessary modelling and discussions at the appropriate stage.
- 4.23 Under S106 of the Water Industry Act 1991 there is a right for premises to connect to the public sewerage network and a water undertaker is not entitled to reject a S106 connection on the basis of capacity. As such, there is not expected to be any issue in connecting the new development to the Thames Water network.

#### **Sewer Design**

- 4.24 All new foul water infrastructure constructed to serve the site will be designed in accordance with Building Regulations and Sewer Design and Construction Guidelines, as appropriate.

#### **Maintenance**

- 4.25 Drainage features, including both conventional piped networks and pump infrastructure are typically owned by the statutory drainage undertaker (Thames Water), by private householders or management company. The mix of ownership would be determined at detailed design stage, however it is likely that main foul drainage network, including pump infrastructure, would be owned and maintained by Thames Water. Any unadopted pipework and drainage features serving multiple properties would be maintained by private management company, and any private pipework and drainage features within the curtilage and serving one property will be owned and maintained by the owner of that property.

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## 5.0 Utilities Assessment

- 5.1 This Section identifies the existing utility supply infrastructure on and in the vicinity of the site in order to assess the potential for adequate provision of supplies, and whether any diversions or easements are required to facilitate the development.
- 5.2 Service records have been obtained from the relevant utility companies which have apparatus within the vicinity of the site.
- 5.3 A LineSearch enquiry was also conducted to ascertain the presence of strategic apparatus, such as apparatus belonging to oil companies or the Government. No such apparatus is indicated to be within the boundary of the site.
- 5.4 Records and information from current landowners have also been obtained to establish the location of private utility apparatus. The topographical survey has also been reviewed for evidence of any unmapped utility apparatus and to locate mapped utility apparatus more accurately than statutory records.
- 5.5 All service records obtained are shown on the Existing Services Plan included in Appendix E.
- 5.6 It should be noted that other public or private service apparatus may be present but not shown. Furthermore, service positions are taken from records and the locations of services may not be accurate. Therefore, the presence and location of all services should be determined by utility trace techniques (e.g. GPR survey) and/or trial pits at the appropriate design stage where appropriate, and prior to any excavation or construction works being undertaken on the site.

### **Gas**

- 5.7 The Gas Distribution Network Operator (DNO) for Oxfordshire is Scotia Gas Networks (SGN). Gas apparatus owned by GTC is also located in the vicinity of the site.

#### *Existing Networks*

- 5.8 The records obtained from SGN indicate low pressure (LP) and medium pressure (MP) mains serving residential properties to the south of the site. 12" LP and 18" MP gas mains are indicated along the eastern and western verges of the A4165 respectively. The LP main subsequently terminates adjacent to the access to the Park and Ride, and the MP main continues through the northern end of the Golf Course before crossing the railway and A34.
- 5.9 The records obtained from GTC indicate that a small residential development to the south of the site is served from GTC apparatus, which is itself served from SGN apparatus in Banbury Road.

#### *Provision of Supplies*

- 5.10 It is intended that the proposed development will not use gas.

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### *Diversions and Easements*

- 5.11 No gas diversion works are anticipated to be required in order to facilitate the development of the site.
- 5.12 It is possible that protection and/or diversion works to mains in Oxford Road may be required to facilitate the construction of any road improvements and access points to the development.

### **Electricity**

- 5.13 The Electricity DNO for Oxfordshire is Scottish and Southern Energy Power Distribution (SSE), within which Southern Energy Power Distribution (SEPD) is responsible for energy distribution in Oxfordshire.

### *Existing Network*

- 5.14 The records indicate a number of high voltage (HV) and low voltage (LV) apparatus on and in the vicinity of the site, as follows:
- HV 11kV and LV underground cables along the eastern side of the A4165 connecting to Kidlington Park and Ride Sub-Station, and serving Pipal Cottage;
  - HV 132kV overhead lines crossing the northern corner of the site in an east-west alignment, which then turns to the south-east at the site's eastern boundary;
  - LV overhead lines serving St Frideswide's Farm, which connects to apparatus along the A4165 in the south-west corner of the site; and
  - LV underground mains networks serving residential properties to the south of the site.

### *Provision of Supplies*

- 5.15 From this review of the services records it is anticipated that the proposed development could be served from existing SSE apparatus in the vicinity of the site subject to SSE review. A peak load capacity assessment has been undertaken which assumes 7.2kW electric vehicle chargers will be provided for each dwelling, and that gas will not be used on-site. This peak load assessment is currently being used to engage with SSE regarding capacity in their network and whether reinforcement is required.

### *Diversions and Easements*

- 5.16 No built development is proposed to be located in the vicinity of the HV overhead lines crossing the northern corner of the site in order to avoid the need for any grounding or diversion works of these high voltage overhead lines. Clearance distances to proposed works/buildings vary depending on the line height and works proposed. SSE guidance regarding all works proposed (including planting and landscaping) under or in the vicinity of the overhead lines will be adhered to. Typically, clearance distances from the maximum swing and sag of 132kV overhead lines are 5.3m-6.6m to buildings and 6.7-7.7m to ground / road surfaces. Roads and building are indicated on the illustrative masterplan to be located a minimum of approximately 30m and 40m away from the overhead lines respectively, and as such are located well in excess of the minimum clearance distances required.

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- 5.17 The LV overhead wires connecting to St Frideswide's Farm are anticipated to require grounding and diverting in order to facilitate the development of the site. There are no anticipated issues in grounding and diverting these LV overhead wires.
- 5.18 It is possible that protection and/or diversion works to mains in Oxford Road may be required to facilitate the construction of any road improvements and access points to the development.

### **Broadband**

- 5.19 A number of broadband companies serve the area surrounding the site: BT Openreach (BT); Vodafone; and Virgin Media.
- 5.20 The records obtained from BT indicate that an underground cable is located along the eastern verge of the A4165, with an underground network also serving residential properties to the south of the site. The cable along the A4165 also serves both Water Eaton Manor and St Frideswide's Farm, via an underground cable along the track to Water Eaton Manor; and an overhead wire connecting to St Frideswide's Farm along its access track.
- 5.21 The records obtained from Virgin Media indicate an underground cable located within the eastern verge of the A4165, with an underground network also serving residential properties to the south of the site.
- 5.22 The records obtained from Vodafone indicate an underground cable located within the western verge of the A4165.

### *Provision of Supplies*

- 5.23 From this review of the service records it is anticipated that the proposed development could be served by the infrastructure which currently exists within the A4165. Engagement with the broadband operator(s) would be undertaken at the appropriate time to understand whether improvements would be required within their existing networks to facilitate the provision of high-speed broadband to the new development.

### *Diversions and Easements*

- 5.24 The BT overhead wires connecting to St Frideswide's Farm are anticipated to require grounding and diverting in order to facilitate the development of the site. There are no anticipated issues in grounding and diverting these BT overhead wires.
- 5.25 It is possible that the BT underground cable serving Water Eaton Manor could be retained as existing, since a vehicular route to Water Eaton Manor will be maintained through the site. However, there are no anticipated issues in diverting this cable if required.
- 5.26 It is possible that protection and/or diversion works to broadband apparatus in the A4165 may be required to facilitate the construction of any road improvements and access points to the development.

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## Potable Water

5.27 Thames Water is the provider of potable water for Oxfordshire.

### *Existing Network*

5.28 The records indicate a 16" trunk main along the western verge of the A4165, which crosses the road at the entrance to the Park and Ride and continues northwards, crossing the railway and A34. The records also indicate 4" distribution mains within the residential areas to the south of the site.

5.29 A water main serving Water Eaton Manor not shown on statutory records is known to cross the northern part of the site. Although not shown on records, it is expected that a water main also serves St Frideswide's Farm, connecting across the site to the strategic trunk main along the A4165.

### *Provision of Supplies*

5.30 From this review of the service records it is anticipated that the proposed development could be served by the apparatus which currently exists within the A4165.

5.31 A pre-planning enquiry was submitted to Thames Water in May 2021 which related just to PR6a and which was updated in January 2023. Thames Water's response to this enquiry indicated that the existing network only had capacity for 50 new residential dwellings. Therefore, reinforcements to the existing potable water network would be necessary in order to facilitate the development of the site. Thames Water's letter is included in Appendix H.

5.32 To ensure that the appropriate upgrades are made, Thames Water will need to carry out modelling work to identify where and when reinforcement works will be needed. Thames Water will undertake this modelling work at their expense once the site has secured an outline planning consent. In due course, detailed proposals will need to be provided to Thames Water, including information relating to phased development and the rate of build. The timescale for modelling, design and construction of any reinforcement works is estimated to be 20 months. If the modelling work is commenced once outline planning consent is granted, it is anticipated that the reinforcement works will be undertaken prior to first occupation of the development.

5.33 Ongoing liaison is underway with Thames Water to understand how the proposed development sits alongside other allocated sites within the same catchment.

### *Diversions and Easements*

5.34 It is possible that protection and/or diversion works to mains along the A4165 may be required to facilitate the construction of any road improvements and access points to the development.

5.35 The water mains connecting to Water Eaton Manor and St Frideswide's Farm are anticipated to require diverting in order to facilitate the development of the site. There are no anticipated issues in diverting these water main(s).

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## Conclusions

- 5.36 Gas, electric, telecommunications and potable water services are all indicated within and /or in the vicinity of the site.

### *Provision of Supplies*

- 5.37 Given the size of the development it is anticipated that off-site reinforcement works will be necessary in order to facilitate the development. A capacity assessment by suppliers will be required at the appropriate stage in order to determine the nature and timing of any reinforcement of local supply networks.

### *Diversions and Easements*

- 5.38 It is possible that minor protection works to broadband, electricity cables, water mains and gas mains along the A4165 may be required to facilitate the construction of any road improvements and access points to the development.
- 5.39 It is anticipated that a number of services (electricity lines, BT cables, water mains) serving St Frideswide's Farm and Water Eaton Manor which pass through the site may be required to be grounded and/or diverted in order to facilitate the development of the site.



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## 6.0 Conclusions

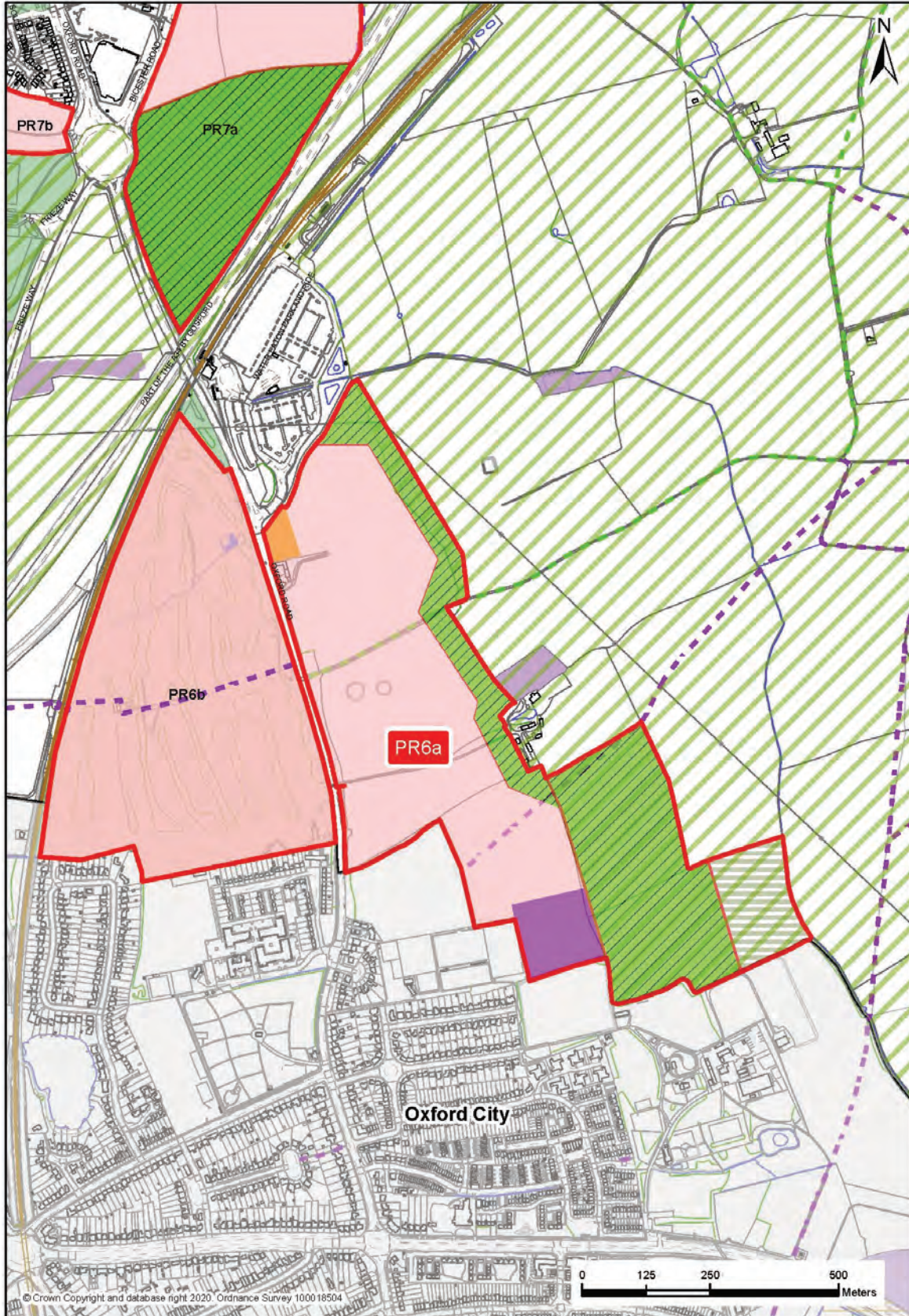
- 6.1 This Foul Drainage and Utilities Assessment has been prepared by Glanville Consultants on behalf of Bellway Homes Limited and Christ Church, Oxford with respect to an outline planning application (with all matters except access reserved for future consideration) for development of land at Water Eaton, Oxford, OX2 8HF.
- 6.2 This report outlines the existing situation with regards to foul drainage and utilities, and outlines the proposals for foul water drainage disposal, as well as utility supply and diversion.
- 6.3 This report concludes that foul water flows will need to be pumped to the existing Thames Water foul drainage network, and that reinforcement works to the existing network will need to be undertaken to provide the capacity required to serve the site. In order to ensure that the appropriate upgrades are made in the future, Thames Water will carry out modelling work, design and build the necessary improvements at their own cost, provided that outline planning consent has been secured.
- 6.4 This report concludes that gas, electric, telecommunications and potable water services are all indicated within and in the vicinity of the site. Given the size of the development, it is likely that off-site reinforcement works may be necessary in order to facilitate the development. A capacity assessment by suppliers will be required at the detailed design stage in order to determine if any reinforcement of the local supply network is required.
- 6.5 It is likely that protection and/or diversion works to services along the A4165 may be required to facilitate the construction of new access points into the development, and grounding and/or diversion works required to services serving Water Eaton Manor and St Frideswide's Farm which cross the site.
- 6.6 A more in-depth investigation will be required to ascertain the precise location and depths of utilities when designing the site access and internals and arranging for potential new connections.

## Appendices

## **Appendix A**

### **Cherwell Local Plan Partial Review – PR6a Extract and Draft Policies Map**

Policy PR6a - Policies Map - Land East of Oxford Road





-  Site Boundary
-  Cherwell District
-  Conservation Target Areas
-  Existing Green Space
-  Local Centre
-  NERC Act. S41
-  New Green Space/Parks
-  Outdoor Sports Provision
-  Oxford City
-  Primary School Use
-  Public Bridleway
-  Public Footpath
-  Residential
-  Retained Agricultural Land
-  Revised Green Belt

### **Policy PR6a - Land East of Oxford Road**

**An urban extension to Oxford city will be developed on 48 hectares of land to the east of Oxford Road as shown on inset Policies Map PR6a. Development proposals will be permitted if they meet the following requirements:**

#### **Key Delivery Requirements**

- 1. Construction of 690 dwellings (net) on approximately 25 hectares of land (the residential area as shown).**
- 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.**
- 3. The provision of a primary school with two forms of entry on 2.2 hectares of land in the location shown.**
- 4. The provision of a local centre on 0.5 hectares of land in the location shown unless the location is otherwise agreed with Cherwell District Council. The Local Centre shall include provision for local convenience retailing (use class A1 - no more than 500 square metres net floorspace and no less than 350 square metres), ancillary business development (use class B1(a) only) and/or financial and professional uses (use class A2); a café or restaurant (use class A3); the provision of a community building to required standards providing the opportunity for social and childcare facilities, the opportunity for required health facilities to be provided and provision for required emergency services infrastructure.**
- 5. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area.**
- 6. The provision of public open green space as an extension to Cutteslowe Park on 11 hectares of land in the location shown and including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school.**
- 7. The creation of a green infrastructure corridor on 8 hectares of land incorporating a pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary within the area of green space shown on the policies map. The route will connect Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with the public rights of way network.**
- 8. The retention of 3 hectares of land in agricultural use in the location shown.**

#### **Planning Application Requirements**

- 9. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the**



landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.

**10. The Development Brief shall include:**

(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure. Minor variations in the location of specific uses will be considered where evidence is available.

(b) Two points of vehicular access and egress from and to existing highways, primarily from Oxford Road.

(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. Required access to existing property via the site should be maintained.

(d) Protection and connection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside.

(e) Design principles which seek to deliver a connected and integrated urban extension to Oxford and which respond to historic setting of the city.

(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (11) below.

(g) The sites for the required school and the Local Centre.

(h) An outline scheme for vehicular access by the emergency services.

**11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council.**

**12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:**

(a) Measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction.

(b) Measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development.

(c) Demonstration that designated environmental assets will not be harmed, including that there will be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro-chemical or sedimentation impacts.

(d) Measures for the protection and enhancement of existing wildlife corridors.

(e) The creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees.

(f) Measures to minimise light spillage and noise levels on connective features and other habitat features of biodiversity value.

(g) The protection of the orchard and waterbody adjoining the site at St. Frideswide Farm.

(h) Farmland bird compensation.

(i) Proposals for long-term wildlife management and maintenance including for the wildlife habitats accessible from the primary school.

(j) A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.

13. The application(s) shall be supported by a phase I habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment.

14. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development.

15. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2\* Listed St Frideswide Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.

16. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run-off rates to

greenfield run-off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRA's.

17. The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.

18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.

19. The application(s) shall include proposals for securing the long-term use, management and maintenance of the community building, formal sports provision and play areas.

20. The application shall include a management plan for the appropriate re-use and improvement of soils.

21. The application(s) shall include proposals for securing the use, management and maintenance of the public open green space / extension to Cuttelowe Park and agricultural land in perpetuity.

22. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.

23. The application shall include an Employment, Skills and Training Plan to be agreed with the Council.

#### Place shaping principles

24. A layout, design and appearance for a contemporary urban extension to Oxford city that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment, maximises the opportunity for sustainable travel into Oxford, provides a high-quality, publicly accessible and well connected green infrastructure and ensures a sensitive relationship with the site's Cherwell Valley setting.

**25. The provision of a landscaped green infrastructure corridor at the eastern settlement edge which links Cutteslowe Park to Oxford Parkway, minimises the visual and landscape impact of the development, creates an appropriate setting to the Listed St. Frideswide Farmhouse and Wall, and provides a clear distinction between the site and the Green Belt.**

**26. The provision of connecting green infrastructure corridors running east-west across the site.**

**27. The provision of an active frontage along Oxford Road while maintaining a well treed streetscape.**

**28. The public open green space/extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact.**

**29. The location of archaeological features, including the tumuli to the east of the Oxford Road, should be incorporated and made evident in the landscape design of the site.**

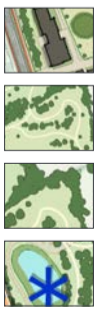
**30. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts.**

**Appendix B**  
**Illustrative Masterplan**





- 1 Oxford Parkway Station and Park and Ride
- 2 Pipal Cottage (outside of application boundary)
- 3 Local centre and public square/ Community Hub, including mobility hub
- 4 Primary school
- 5 Underground remains of historic barrows
- 6 Listed St. Frideswide's farm and orchard (to north)
- 7 Main vehicular entrance
- 8 Existing public right of way/ bridleway
- 9 New development by Croudace
- 10 Multi-use games area and neighbourhood equipped play
- 11 Extension to Cutteslowe Park
- 12 PR6b development site



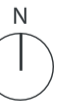
Buildings  
Public open spaces and gardens  
Existing and proposed trees  
Drainage ponds (some will be permanently wet, some dry except in storm events)



Allotments  
Community gardens/ orchards  
Destination play area  
Play areas

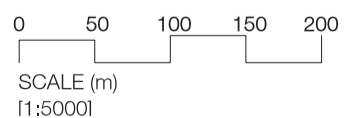


Indicative locations for pedestrian/cycle off-site connection  
Shared streets, cycleways, footpaths and leisure route through GI corridor  
Vehicular entrance to the site  
Carriageway



## PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford



drawing no.	42	drawing	Illustrative Masterplan	
revision	T	scale	1:5,000 @A3	job no. 477898
drawn by	AR	checked by	RL	date 17/01/2024

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C:\Users\clare.mitchell\Box\UK Urban Design Projects\Christ Church Water Eaton Est\B Drawings\INDD\477898 - INDD01 - PR6a Drawing Sheets 18/01/24  
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Urban  
Design  
Studio





**Appendix C**  
**Site Location Plan**





**NOTES**

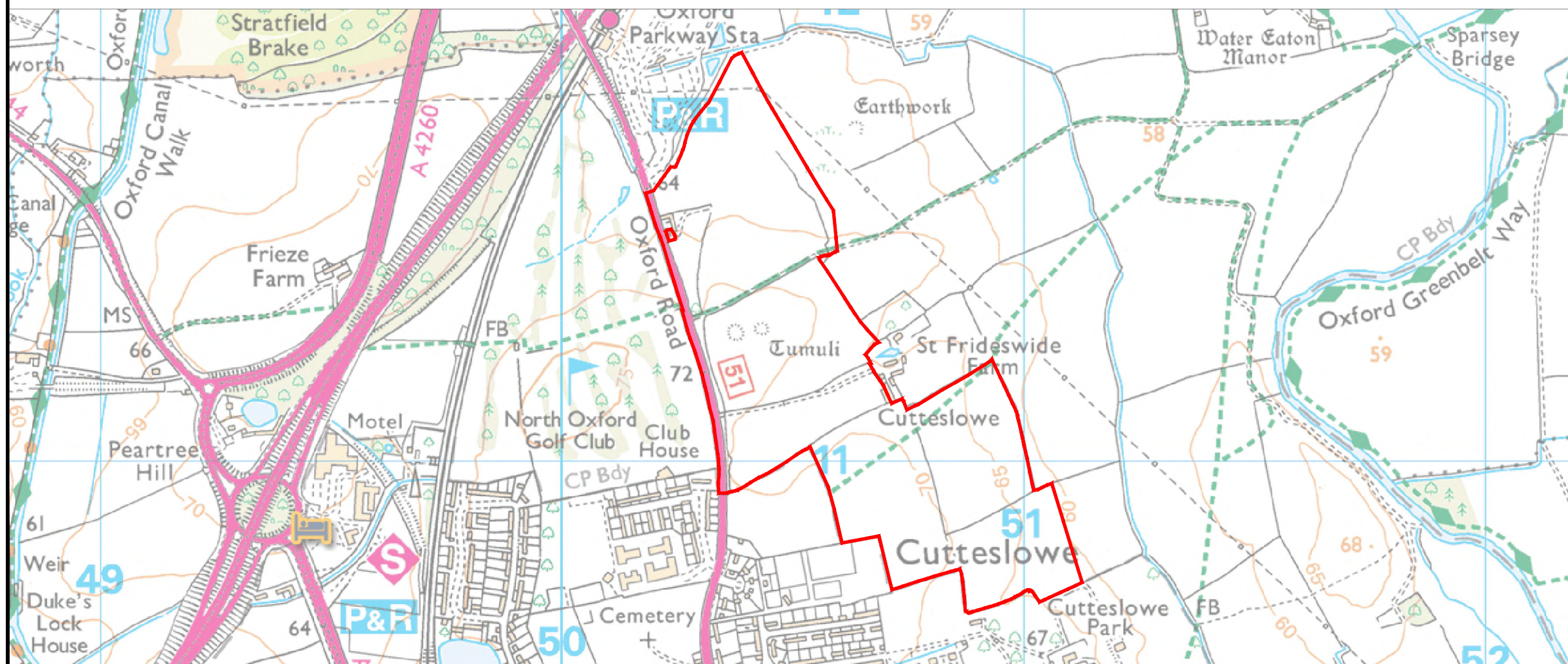
1. This drawing is to be read in conjunction with all other documents and specifications
2. Drawing not to scale; dimensions not to be scaled.
3. Reproduced from Ordnance Survey digital data with the permission of the Controller of His Majesty's Stationery office Crown Copyright (100022432).

**LOCATION**

Nearby postcode: OX2 8HF  
 Grid reference: Easting: 450585  
 Northings: 211190

**KEY**

Approximate site boundary ———



PA1	Issued for Planning Approval	09/02/2023 BW	JH
Rev.	Description	Date	Chkd

**Glanville**  
 Cornerstone House  
 62 Foxhall Road, Didcot  
 Oxon, OX11 7AD  
 Tel: (01235) 515550 Fax: (01235) 817799  
 postbox@glanvillegroup.com www.glanvillegroup.com

Client :  
 Bellway Homes Limited  
 and Christ Church, Oxford

Project :  
 Water Eaton (Site PR6a)  
 Land East of Oxford Road

Title :  
 Site Location Plan

Project Engineer : C.Salt Scale : NTS  
 Project Director : J. Hanlon Date : February 2023  
 Status : PLANNING APPROVAL

Drawing No. 8210440-SK01 Rev PA1

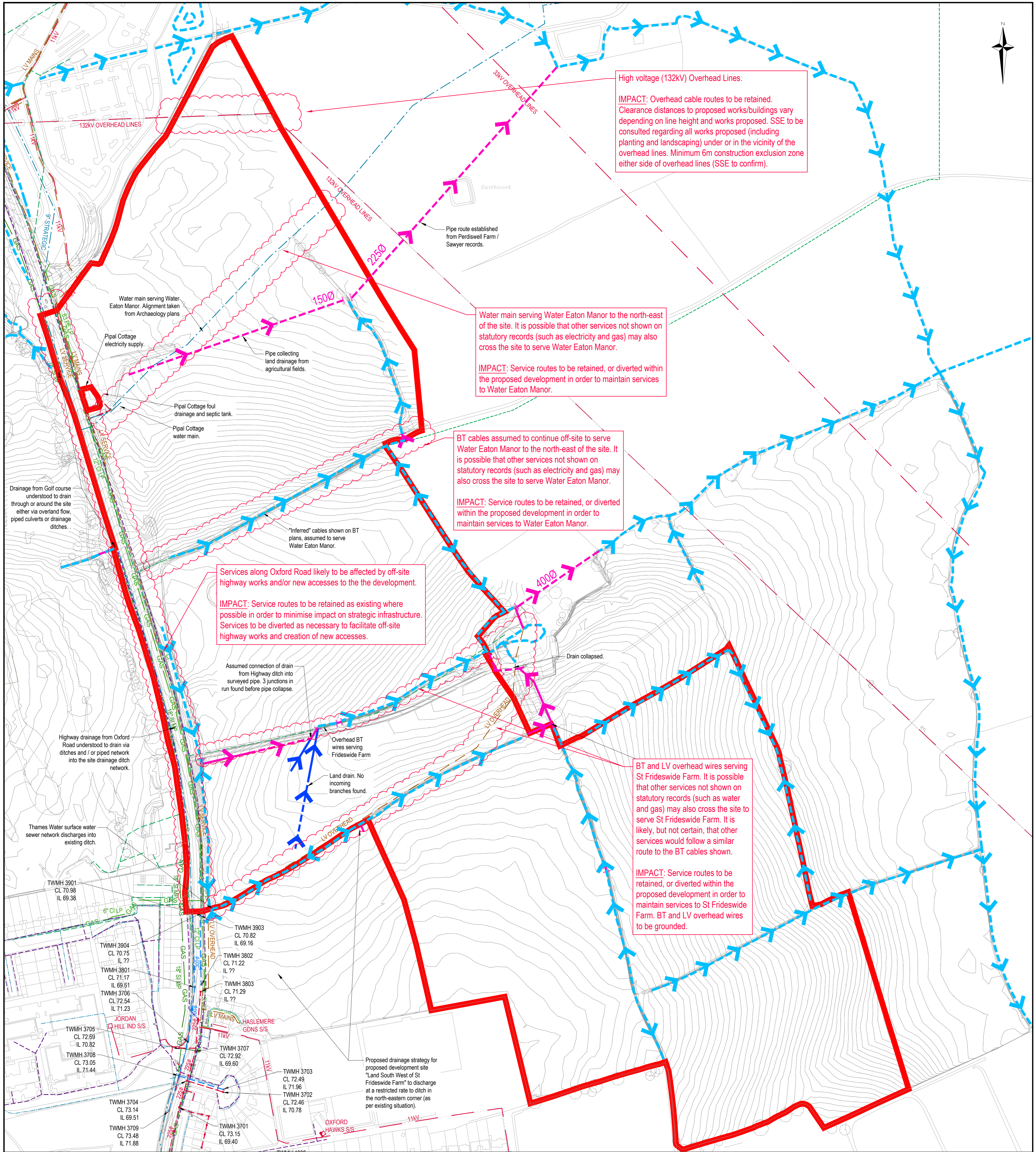


**Appendix D**  
**Topographical Survey**



**Appendix E**  
**Existing Services Plan**





**High voltage (132kV) Overhead Lines.**  
**IMPACT:** Overhead cable routes to be retained. Clearance distances to proposed works/buildings vary depending on line height and works proposed. SSE to be consulted regarding all works proposed (including planting and landscaping) under or in the vicinity of the overhead lines. Minimum 6m construction exclusion zone either side of overhead lines (SSE to confirm).

**Water main serving Water Eaton Manor to the north-east of the site.** It is possible that other services not shown on statutory records (such as electricity and gas) may also cross the site to serve Water Eaton Manor.  
**IMPACT:** Service routes to be retained, or diverted within the proposed development in order to maintain services to Water Eaton Manor.

**BT cables assumed to continue off-site to serve Water Eaton Manor to the north-east of the site.** It is possible that other services not shown on statutory records (such as electricity and gas) may also cross the site to serve Water Eaton Manor.  
**IMPACT:** Service routes to be retained, or diverted within the proposed development in order to maintain services to Water Eaton Manor.

**Services along Oxford Road likely to be affected by off-site highway works and/or new accesses to the the development.**  
**IMPACT:** Service routes to be retained as existing where possible in order to minimise impact on strategic infrastructure. Services to be diverted as necessary to facilitate off-site highway works and creation of new accesses.

**BT and LV overhead wires serving St Frideswide Farm.** It is possible that other services not shown on statutory records (such as water and gas) may also cross the site to serve St Frideswide Farm. It is likely, but not certain, that other services would follow a similar route to the BT cables shown.  
**IMPACT:** Service routes to be retained, or diverted within the proposed development in order to maintain services to St Frideswide Farm. BT and LV overhead wires to be grounded.

**EXISTING SERVICES KEY:**

- 33kV OVERHEAD High Voltage (HV) Electric (SSE) (voltage and overhead)
- LV MAINS Low Voltage (LV) Electric (SSE) (voltage and type)
- GAS 12" CLIP Low Pressure (LP) Gas (SGN) (size and pressure)
- GAS 12" SI MP Medium Pressure (MP) Gas (SGN) (size and pressure)
- GAS High Pressure (HP) Gas (SGN)
- GAS Low Pressure (LP) Gas (GTC)
- 9" STRATEGIC Water Trunk Main (Thames Water)
- Water Distribution Main (Thames Water)
- Telecommunications (BT)
- Telecommunications (Virgin)
- Telecommunications (Vodafone)
- 225# Surface Water Sewer (Thames Water) (direction of flow and diameter)
- 225# Foul Water Sewer (Thames Water) (direction of flow and diameter)

**SERVICES NOTES:**

1. All services below ground unless noted otherwise on plan.
2. The presence and location of all services are taken from statutory records, which were obtained following a Linesearch Enquiry, and Savills easement plan received 14/07/2021. Therefore only services shown on these records received (Statutory: SSE, SGN, GTC, BT, Vodafone, Virgin, Thames Water) are shown on this drawing. Other public or private service apparatus may be present but not shown.
4. Records from Oxfordshire County Council with respect to Street Lighting or Highway Drainage have not been received and are therefore not shown on this drawing. However, these can be expected to be present within Oxford Road.
5. All service positions are taken from statutory records and the locations of services may not be accurate. Therefore, all service positions to be determined by utility trace techniques (e.g. GPR survey) and/or trial pits prior to any excavation or construction works being undertaken.
6. All works in the vicinity of overhead lines to be undertaken in accordance with HSE's Guidance Note GS6 "Avoiding Danger from overhead power lines".

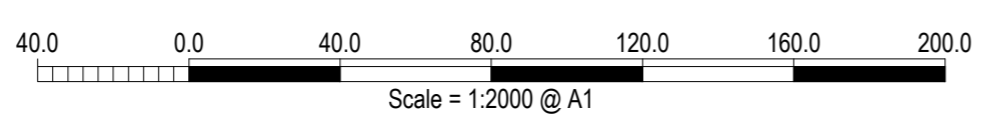
**NOTES**

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2. Dimensions to be scaled for planning purposes only.
3. Reproduced from Ordnance Survey digital data with the permission of the Controller of His Majesty's Stationery office Crown Copyright (100022432).
4. Drainage information from topographical survey, Glanville site visits and investigations 2017 and 2021, Drain Technology CCTV survey 3 August 2021 (Report Ref 6143) and Sawyer drainage records.

**KEY**

- Site boundary
- Existing ditch and direction of flow
- Pipe route (CCTV surveyed)
- Pipe route (from records / interpolation)
- Land drain route
- Land drain route (assumed)

**FOR FURTHER DETAILS ON EXISTING SURFACE WATER DRAINAGE, REFER TO EXISTING DRAINAGE PLAN 8210440-1102.**



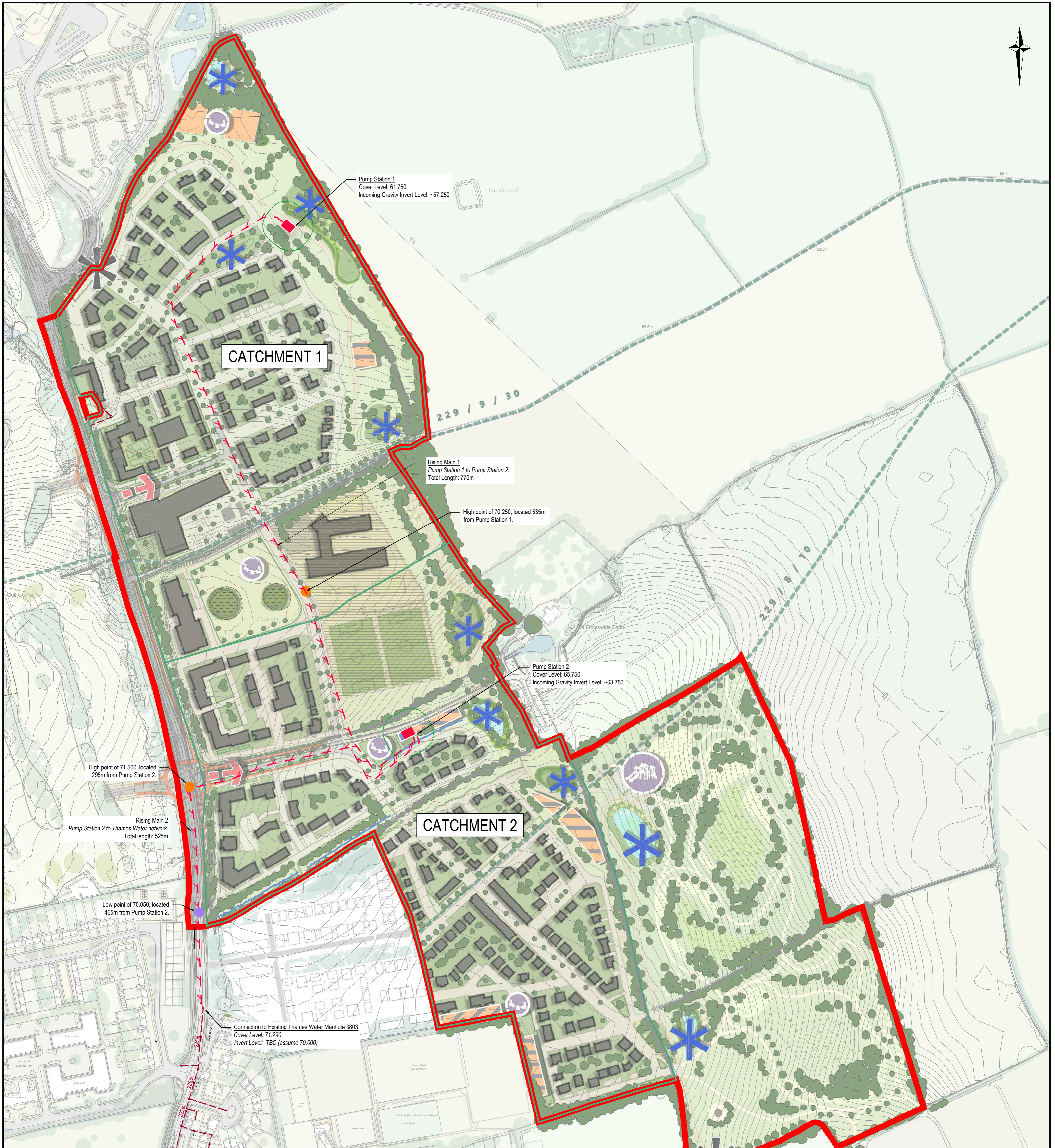
PA1	Issued for Planning Approval	09/02/2023	JH
Rev.	Description	Date	Chkd
<p><b>Glanville</b>          Cornerstone House          62 Foxhall Road, Didcot          Oxon, OX11 7AD          Tel: (01235) 515550 Fax: (01235) 817799          postbox@glanvillegroup.com www.glanvillegroup.com</p>			
Client:	Bellway Homes Limited and Christ Church, Oxford		
Project:	Water Eaton (Site PR6a) Land East of Oxford Road		
Title:	Existing Services Plan		
Project Engineer:	C. Salt	Scale:	1:2000 @A1
Project Director:	J. Hanlon	Date:	December 2022
Status:	PLANNING APPROVAL		
Drawing No.	8210440-1101	Rev	PA1



**Appendix F**

**Outline Foul Drainage Strategy**





**NOTES**

1. This drawing to be read in conjunction with all other drawings and specifications.
2. Dimensions to be scaled for planning purposes only.
3. Reproduced from Ordnance Survey digital data with the permission of the Controller of His Majesty's Stationery office Crown Copyright (100022432).
4. The presence and location of existing foul drainage are taken from statutory records from Thames Water. Therefore only services shown on these records received are shown on this drawing. Other public or private service apparatus may be present but not shown.

**STRATEGY NOTES:**




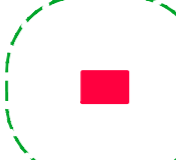



The foul drainage strategy illustrated on this drawing is outline only and is designed to show indicatively how foul water would drain.

It is proposed to pump flows from the development to Thames Water manhole 3803. Due to the topography of the site with multiple low points, at least two pump stations are expected to be required to serve the development, located at low points within different catchments.

**OPTION NOTES:**

Option 1 involves discharging flows from the northern pump station into the southern pump station, from where the combined flows will be pumped to a manhole just upstream of the connection point (manhole 3803), from where flows will discharge via a final short gravity section into manhole 3803.

**KEY**

-  Site boundary
-  Existing Foul Water Sewer (Thames Water) (direction of flow and diameter)
-  Proposed Foul Water Rising Main
-  Indicative location of Adoptable Type 3 Pump Station (8m x 12m) with 20m minimum offset to habitable buildings
-  Indicative catchment boundary for each pump station
-  Indicative high point of rising main
-  Indicative low point of rising main

PA3	Masterplan updated. Pump Station 1 relocated.	26/02/2024 CS	JH
PA2	Masterplan updated. Pump Station 1 relocated.	21/11/2023 BW	JH
PA1	Issued for Planning Approval	09/02/2023 BW	JH
Rev	Description	Date	Chkd

**Glanville**  
 Cornerstone House  
 62 Foxhall Road, Didcot  
 Oxon, OX11 7AD  
 Tel: (01235) 515550 Fax: (01235) 817799  
 postbox@glanvillegroup.com www.glanvillegroup.com

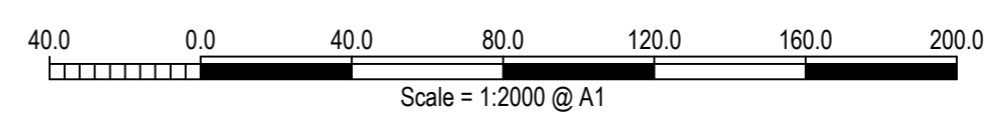
Client: **Bellway Homes Limited and Christ Church, Oxford**

Project: **Water Eaton (Site PR6a) Land East of Oxford Road**

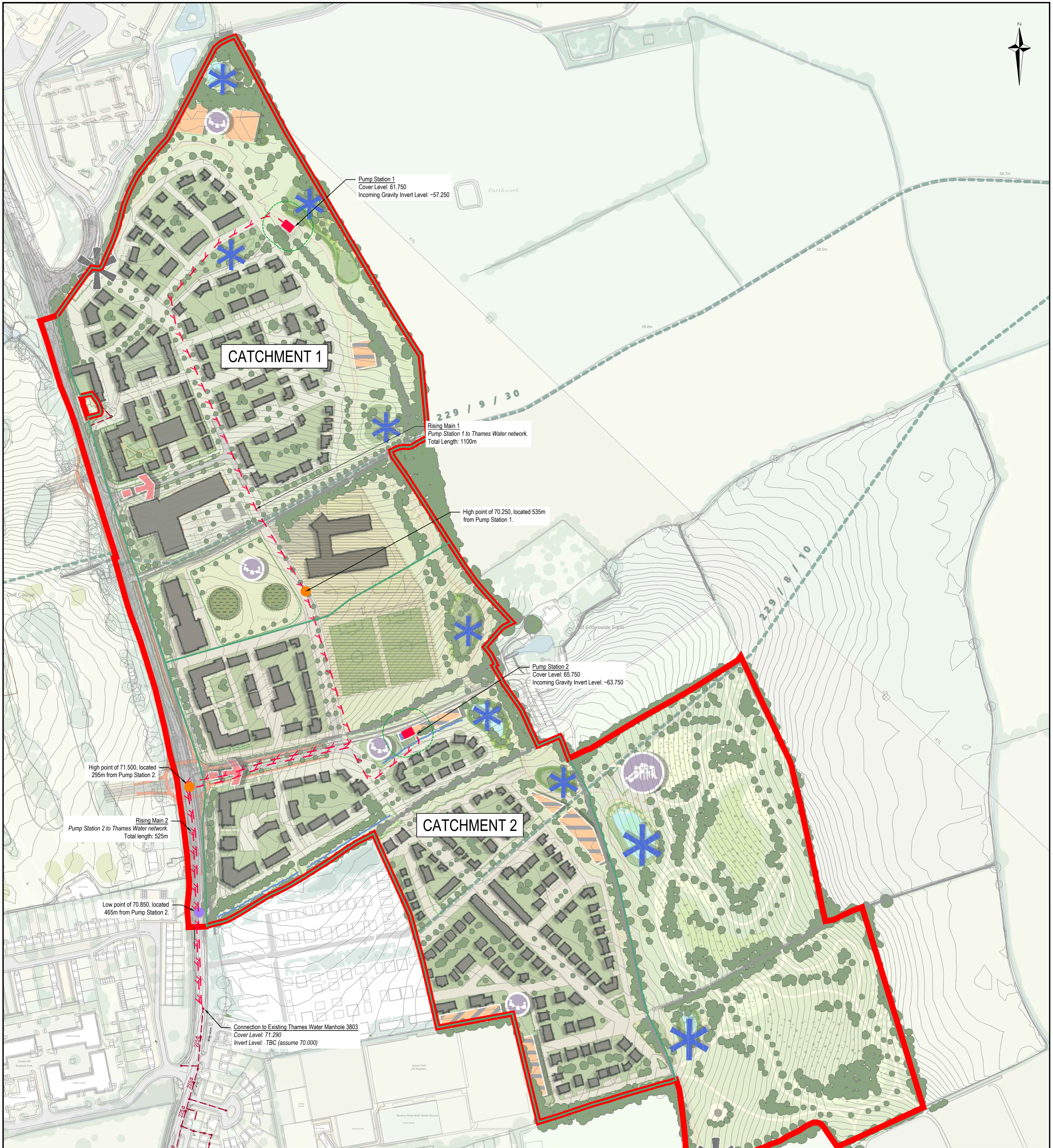
Title: **Outline Foul Drainage Strategy Option 1 - Combined Rising Mains**

Project Engineer: C. Salt Scale: 1:2000 @A1  
 Project Director: J. Hanlon Date: December 2022  
 Status: **PLANNING APPROVAL**

Drawing No. 8210440-1310-1 Rev PA3







**NOTES**

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4. The presence and location of existing foul drainage are taken from statutory records from Thames Water. Therefore only services shown on these records received are shown on this drawing. Other public or private service apparatus may be present but not shown.

**STRATEGY NOTES:**

The foul drainage strategy illustrated on this drawing is outline only and is designed to show indicatively how foul water would drain.

It is proposed to pump flows from the development to Thames Water manhole 3803. Due to the topography of the site with multiple low points, at least two pump stations are expected to be required to serve the development, located at low points within different catchments.

**OPTION NOTES:**

Option 2 involves discharging flows from the two pump stations via two separate rising mains to a manhole just upstream of the connection point (manhole 3803), where flows will combine and discharge via a final short gravity section into manhole 3803. The two pump stations will therefore not be connected.

**KEY**

- Site boundary
- - - Existing Foul Water Sewer (Thames Water) (direction of flow and diameter)
- - - Proposed Foul Water Rising Main
- Indicative location of Adoptable Type 3 Pump Station (8m x 12m) with 20m minimum offset to habitable buildings
- Indicative catchment boundary for each pump station

PA3	Masterplan updated. Pump Station 1 relocated.	26/02/2024 CS	JH
PA2	Masterplan updated. Pump Station 1 relocated.	21/11/2023 BW	JH
PA1	Issued for Planning Approval	09/02/2023 BW	JH
Rev	Description	Date	Chkd

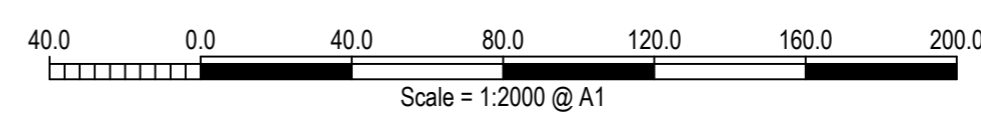
**Glanville**  
 Cornerstone House  
 62 Foxhall Road, Didcot  
 Oxon, OX11 7AD  
 Tel: (01235) 515550 Fax: (01235) 817799  
 postbox@glanvillegroup.com www.glanvillegroup.com

Client: **Bellway Homes Limited and Christ Church, Oxford**

Project: **Water Eaton (Site PR6a) Land East of Oxford Road**

Title: **Outline Foul Drainage Strategy Option 2 - Separate Rising Mains**

Project Engineer: C. Salt Scale: 1:2000 @A1  
 Project Director: J. Hanlon Date: December 2022  
 Status: **PLANNING**



Drawing No. 8210440-1310-2 Rev PA3



**Appendix G**

**Foul Drainage Flow Calculations**

**Water Eaton, Oxford (PR6a)**  
**Foul Water Peak and Pump Flow Rates**

**Rev 6: Masterplan update**

Type	Unit	Quantum	DWF l/unit/day	Peak l/unit/day	Peak l/day	Peak l/s	Pump <sup>1,2</sup> l/s	Source of l/unit/day data
Dwellings	-	800	-	4000	3,200,000	37.04	18.52	Sewer Design and Construction Guidelines
Primary School <sup>3</sup>	Pupils	630	90	540	340,200	11.81	5.91	Flows and Loads 4 (90 l/p/day, 8 hour day)
Retail (E(a))	m <sup>2</sup>	500	-	112320	5,616	0.07	0.03	Sewer Design and Construction Guidelines (1.3 l/s/ha)
Business Development (E(g)(i)) or Financial and Professional (E(c))	m <sup>2</sup>	500	-	112320	5,616	0.07	0.03	Sewer Design and Construction Guidelines (1.3 l/s/ha)
Café/restaurant (E(b)) <sup>4</sup>	Seat	50	90	540	27,000	0.94	0.47	Flows and Loads 4 (30l/cover/day, 3 covers, 8 hour day)
Community building (E and F2)	Users	400	15	90	36,000	1.25	0.63	Flows and Loads 4 (15 l/p/day/event, 8 hour day)
<b>TOTAL:</b>						<b>51.2</b>	<b>25.6</b>	

<sup>1</sup> Peak flows = 6 x DWF

<sup>2</sup> Pumped flow rates based on 50% peak flow rates. Actual pumped flow rates may be higher to achieve minimum flow velocity.

<sup>3</sup> Two-form entry primary school proposed, however a three-form entry primary school is assessed for a future expansion scenario to ensure that the pump station capacity and network capacity exists for this scenario.

<sup>4</sup> Number of seats based on 200sqm

## **Appendix H**

### **Thames Water Correspondence**



Mr Neville Surtees

Savills (UK) Ltd  
Wytham Way  
11 West Way  
Oxford  
OX2 0QL



24 January 2023

## Pre-planning enquiry: Capacity concerns

Dear Mr Surtees

Thank you for providing information on your development located on Land East of Oxford Road, Oxford for the construction of up to 800 dwellings, a two-form primary school, a 500sqm local centre comprising, up to 500 sqm retail area, 500 sqm business and/or financial and professional use, up to 200 sqm a café or restaurant and community building.

Foul water will use a pumping station with flows up to 25.6l/s which will connect into chamber 3803 or 3706 near no 2 Banbury Road.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

### Foul Water

We've assessed your **foul water** proposals and concluded that our sewerage network does not have enough capacity to meet the needs of your development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

### How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months  
Design: 6 months  
Construction: 6 months  
Total: 20 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

### What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

### Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see the attached 'Planning your wastewater' leaflet for additional information.

### What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

If you've any further questions, please contact me on 0203 5779811.

Yours sincerely

*Andrew John*

Andrew John

Adoption Engineer

Developer Services – Adoptions Engineer, Sewer Adoptions Team

Your reference: DS6084752

Your site address: PR6a, Land East of Oxford Road, Oxford, Oxon, OX2 8HF

Customer: Glanville Consultants

## Clean water capacity report

**Status:** Capacity concerns

**Date:** 17.01.2023

**Validity:** Valid until 17.01.2023 or for the duration of your Local Authority planning permission when this report is used to support your application.

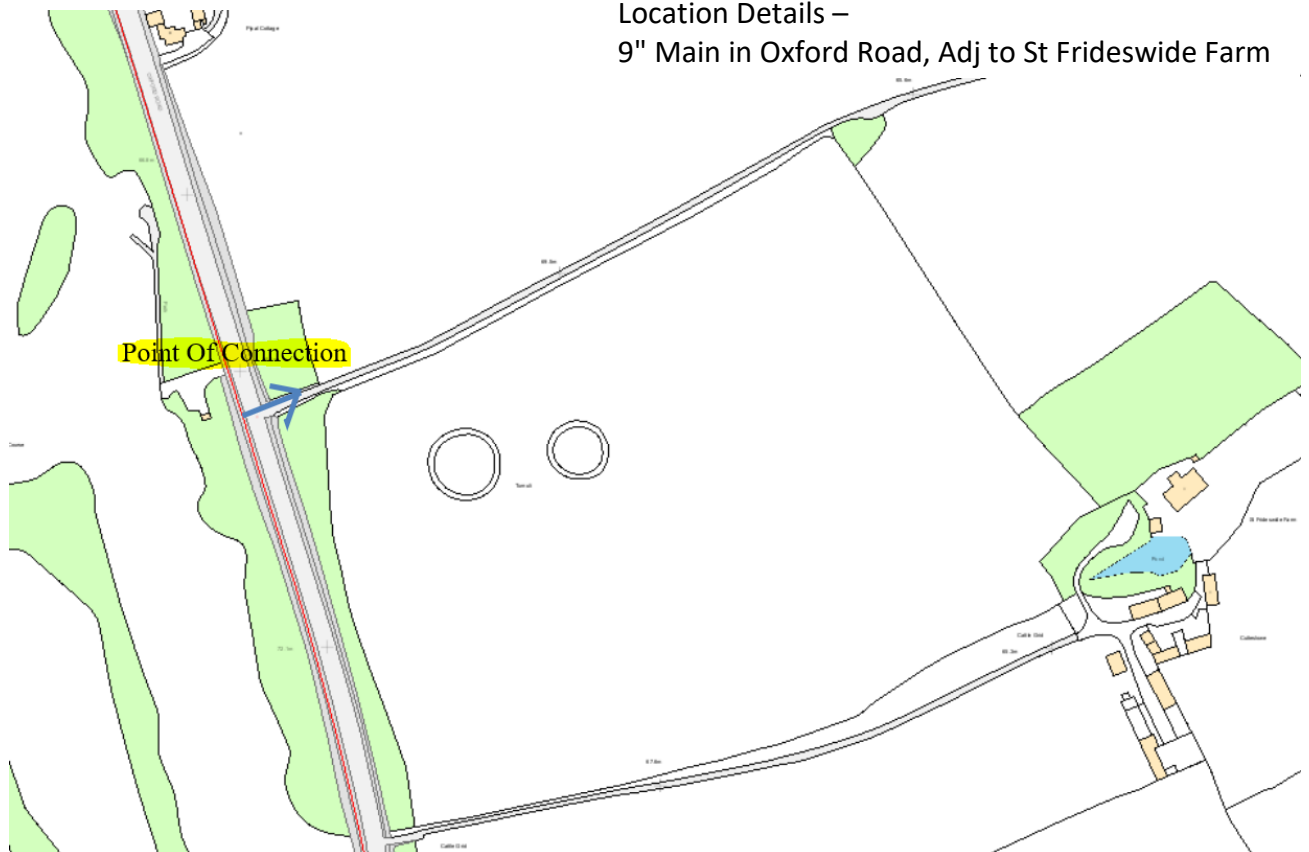
We confirm that there will be sufficient capacity in our clean water network to serve the first 50 domestic properties of your development:

However, we're unable to confirm capacity for your whole development of up to 800 dwellings, primary school, 500sqm retail, 500sqm office, 200 sqm restaurant and community centre, without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

### Nearest point of connection







## Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

## Building near our assets

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. Should you require further information please contact [us](#).

## Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

## Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

## Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

## Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0845 070 9148.

## Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.



Cornerstone House, 62 Foxhall Road  
Didcot, Oxfordshire OX11 7AD

01235 515550  
postbox@glanvillegroup.com  
www.glanvillegroup.com

- Structural Engineering
- Transport and Highways
- Civil Engineering
- Geomatics
- Building Surveying