

Lynne Baldwin

From: Planning
Sent: 28 March 2024 10:20
To: DC Support
Subject: FW: OS PARCEL 4347 EAST OF PIPAL COTTAGE, OXFORD ROAD, -, KIDLINGTON, OXFORDSHIRE, OX (23/01233/OUT)

From: Linda Powell <Linda.Powell@thameswater.co.uk>
Sent: Thursday, March 28, 2024 10:19 AM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Re: OS PARCEL 4347 EAST OF PIPAL COTTAGE, OXFORD ROAD, -, KIDLINGTON, OXFORDSHIRE, OX (23/01233/OUT)

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Good morning,

Please see our response to the above application for your information.

Planning & Development Services Bodicote House Bodicote, Banbury Oxon OX15 4AA Our DTS Ref: 55033 Your Ref: 23/01233/C

OST OF PIPAL COTTAGE, OXFORD ROAD, -, KIDLINGTON, OXFORDSHIRE, OX

Working with the developer of application 23/01233/OUT to identify and deliver the off-site FOUL WATER infrastructure needs. We need that some capacity exists within the foul water network to serve 0 dwellings but beyond that, upgrades to the waste water network stand this in more detail and as such Thames Water feel it would be prudent for an appropriately worded planning condition to be included to not outpace the delivery of essential infrastructure. "There shall be no occupation beyond the 0 dwelling until confirmation has been received that the sewerage treatment works required to accommodate the additional flows from the development have been completed; or - 2. A development and infrastructure phasing plan is agreed, no occupation shall be permitted other than in accordance with the agreed development and infrastructure phasing plan." Reason - Network reinforcement works are required for the development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution from 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) prior to the planning application approval.

As Thames Water has identified an inability of the existing SEWAGE TREATMENT WORKS infrastructure to accommodate the development, Thames Water has contacted the developer in an attempt to agree an infrastructure and phasing strategy for sewage treatment but has been unable to do so. Thames Water request the following condition be added to any planning permission. "No development shall be occupied until confirmation has been received that the sewerage treatment works required to accommodate the additional flows from the development have been completed; or - a development and infrastructure phasing plan is agreed, no occupation shall be permitted other than in accordance with the agreed development and infrastructure phasing plan. Reason – Sewage Treatment Upgrades are required for the development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The Local Planning Authority should support the discharge of this condition by visiting the Thames Water website at Development Planning Department (telephone 0203 1234 5678). 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) prior to the planning application approval.

This catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development is large and we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. Thames Water, in conjunction with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

his catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLF strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

at SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then a proposal, which would require an amendment to the application at which point we would need to review our position.

is, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development 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 is unable to be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network infrastructure to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed and approved. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed phasing plan. Reason - "The development may lead to no / low water pressure and network reinforcement works are anticipated. It is made available to accommodate additional demand anticipated from the new development" The developer can request information by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Team (devcon.team@thameswater.co.uk) prior to the planning application approval.

is an inability of the existing SEWAGE TREATMENT WORKS infrastructure to fully accommodate the needs of this development being developed, and we encourage the developer to continue with communication regarding these upgrades and their plans.

Department

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www.thameswater.co.uk

Kind Regards

Linda Powell

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