

**Lynne Baldwin**

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**From:** Planning  
**Sent:** 19 February 2024 16:15  
**To:** DC Support  
**Subject:** FW: 3rd Party Planning Application - 23/02399/REM - amended docs

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**From:** BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>  
**Sent:** Monday, February 19, 2024 4:08 PM  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 3rd Party Planning Application - 23/02399/REM - amended docs

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Cherwell District Council Our DTS Ref: 56929  
Planning & Development Services Your Ref: 23/02399/REM - amended docs  
Bodicote House  
Bodicote, Banbury  
Oxon  
OX15 4AA

19 February 2024

Dear Sir/Madam

Re: LAND NORTH OF BICESTER AVENUE GARDEN CENTRE , OXFORD ROAD, -, BICESTER, OXFORDSHIRE, OX26 1BF

Waste Comments

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 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.

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

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### Supplementary Comments

Clean Water: Capacity exists for this development as long as adherence to the details contained within the Clean Water Capacity Report dated 30th November 2021 are fully adhered to. This report confirms capacity within our clean water networks to serve 10 office blocks of up to 60,000sqm as detailed in the outline planning permission 17/02534/OUT with Cherwell Council. This is on condition that water storage tanks are operated by equilibrium ball float valves. A continuously monitored flow meter will also be installed on each building supply so that if pressure problems in the network are encountered post tank commissioning, inflow data will be available to identify the cause.

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 the report will become invalid and a new assessment will be required.

Yours faithfully  
Development Planning Department

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