

Lynne Baldwin

From: Planning
Sent: 19 January 2024 17:14
To: DC Support
Subject: FW: Our DTS Ref: 64276 Your Ref: 23/03606/DISC

Importance: High

From: lauren underwood <lauren.underwood@thameswater.co.uk>
Sent: Friday, January 19, 2024 4:59 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: John Georgoulas <john.georgoulas@thameswater.co.uk>
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Good Afternoon,

We sent a response this afternoon supporting the discharge of condition 17 Foul water.

Looking at the decision notice, this condition covers both Foul Water and Clean water.

Please note that we do not support the discharge of the clean water element of this condition. Only the foul water.

17. No buildings hereby permitted shall be brought into use until confirmation has been provided in advance and in writing to the Local Planning Authority that either:

- a) all water and wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
- b) an infrastructure phasing plan has been agreed with Thames Water to allow additional business units to first be brought into use. Where an infrastructure phasing plan is agreed no use of the buildings shall take place other than in accordance with the agreed infrastructure phasing plan.

Thereafter, the approved water infrastructure improvement works shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, to comply with Policy ESD8 of the Cherwell Local Plan 2011-2031 Part 1.

I have had a quick look at their documents and their cover letter only states that they have provided something for Waste and not a clean Pre-planning response/capacity report

Would you like me to send a formal response reiterating this or would you like to speak to the applicant to see if they have these documents to submit for us to review?

Lauren Underwood

Development Planner

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Maple Lodge Sewage Treatment Works, Denham Way, Rickmansworth, WD3 9SQ



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