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Suzanne Taylor
Principal Planning Officer
Cherwell District Council

27 November 2025
Job Ref: RCA078
SENT VIA EMAIL

Submitted via the Planning Portal

Dear Suzanne,

RE: Part discharge of Condition 40 pursuant to Outline Planning Permission 14/02121/OUT for Phase 2A at Himley Village, Middleton Stoney Road, Bicester

We are pleased to submit, on behalf of Cala Homes (Chiltern) Limited, an application for the part discharge of Condition 40 (Water Network Upgrades) pursuant to Outline Planning Permission 14/02121/OUT for Phase 2A at Himley Village, Middleton Stoney Road, Bicester.

Condition 40 (Water Network Upgrades) states:

"No part of the development hereby approved shall be occupied until confirmation has been provided that either:

- *All network upgrades required to accommodate the additional flows from the development have been completed*

or

- *A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure plan."*

I submit the following details to part discharge the requirements of this condition:

- Thames Water Standard Bulk Supply Agreement dated 28th October 2025

Please note: The acceptance for occupying 25 plots is evidenced on page 39 of the above agreement. See extract below:

Reinforcement

25 properties may be connected prior to reinforcements. Strategic reinforcements are required and planned to support the full scale of the development. TW is considering temporary solutions to allow additional connections in years 2 and 3 until the full reinforcements are expected to be in place.

Cala Homes have been actively engaging with Thames Water via their NAV (Advanced Water Infrastructure Networks) over the past year. Cala have submitted an anticipated build programme to Thames Water which has not been formally accepted. However, Cala are holding regular meetings with Thames Water, who have indicated that they will be able to feed back on Cala's proposed delivery programme by the end of 2025.





In the interim, Thames Water have agreed to allow a provisional connection to supply 25 plots and this has been consented via a NAV Agreement.

Cala are therefore looking to partially discharge Condition 40 to allow for a provisional 25 plots to be occupied. When the formal delivery programme has been agreed with Thames Water, a further submission will be made to address the remainder of the condition for each relevant Phase.

I have submitted this application through the Planning Portal, with reference number: **PP-14523197**. The application fee is £298, and this will be paid upon the submission of this application.

I trust that the receipt of the above document and associated fee is sufficient to validate the application within your normal timescales.

Yours sincerely

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