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| Dear Sir/Madam  **Re: OS PARCELS 6741 & 5426 WEST OF CRICKET FIELD, NORTH OF WYKHAM LANE, BODICOTE, BANBURY, OXFORDSHIRE, OX15**   **Waste Comments** Thames Water welcomes the conclusion of the ULS drainage strategy that a technical solution is possible to address the impact of the development on local sewers. However the exact technical specification of the drainage infrastructure, its phasing and delivery route are key matters which will need to be agreed via a foul drainage planning condition.  For example there are a number of routes for the delivery of the foul drainage infrastructure and this will need to be agreed between the developer and the sewerage undertaker before work on site commences. We would be happy to work with the council and applicant on the wording of the drainage planning condition to ensure the effective delivery of the drainage infrastructure solution. Our typical proposed foul drainage condition is: Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.  Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.    **Water Comments** The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommend the following condition be imposed: Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.   **Supplementary Comments** Detailed discussions about the design and funding of the offsite drainage infrastructure to serve this development are still ongoing with the developer and Thames Water. Additional foul flows arising from this development are likely to lead to sewer flooding of properties without an off-site drainage solution being put in place. We consider that the Foul Drainage Analysis dated August 2015 submitted as part of the reserved matters application does not address this issue. The drainage report needs to include the details of the offsite drainage measures to avoid the risk of sewer flooding to existing residents caused by the additional flows from the development.  The Applicant is requested to contact Thames Water Developer Services Department on 0800 009 3921 at the earliest opportunity to agree a drainage strategy for this site.      Yours faithfully  Development Planning Department | |
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