

Rachel Tibbetts

From: BCTAdmin@thameswater.co.uk
Sent: 10 February 2021 11:05
To: Planning
Subject: 3rd Party Planning Application - 16/00472/OUT - UPDATED JAN 21

Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 42225
Your Ref: 16/00472/OUT - UPDATED JAN 21

10 February 2021

Dear Sir/Madam

Re: S GRUNDON SERVICES, MERTON STREET, BANBURY, OXFORDSHIRE , OX16 4RN

Waste Comments

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.

Thames Water has contacted the developer in an attempt to agree an ODOUR STRATEGY, but has been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "Our consultation response reflects our concern that the applicant has failed to demonstrate that future occupiers of the proposed development will have adequate amenity. Given the proposed development's close proximity to the Sewage Asset, we object to the planning application. Background - The amenity of those that will occupy new development must be a consideration in deciding whether or not to grant permission for new developments. This is underlined in the 2012 National Planning Policy Framework (paragraph 120) which states: "To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Amenity - The applicant must therefore include an assessment of potential impacts on amenity for future occupiers of the proposed development. This should include an appraisal of existing odour, noise and lighting from the Sewage Asset and its potential impact on future occupiers of the proposed development. The local planning authority must ensure they are satisfied with the applicant's assessment in that the amenity of future occupiers of the proposed development will be acceptable. If amenity is considered acceptable by the local planning authority then we would request that any proposed mitigation that is set out in the assessment is controlled via a planning condition. Odour - Odour can be a particular issue at our sewage assets. It is important to ensure that development which might be sensitive to the odour environment in the vicinity of existing assets is not permitted to take place unless: (a) it can be established it will be located or designed in such a manner as not actually to be sensitive to such odour; (b) or that funding is made available by the applicant for the installation of odour treatment apparatus sufficient to overcome any conflict between the development and uses proposed. To address odour as an environmental impact, the applicant should submit an odour assessment to demonstrate there will be no adverse impact in relation to odour. The odour assessment should be based on assessing onsite odour emissions. The assessment should also include an outline of an odour mitigation measures strategy. If the odour assessment is considered acceptable by the Local Planning Authority and Thames Water, then we would request any proposed mitigation set out in the odour assessment is controlled via a

planning condition. A suggested planning condition is set out below. "No development shall commence until an odour modelling assessment has been submitted to and approved by the Local Planning Authority in consultation with Thames Water. The odour assessment should be based on assessing on-site odour emissions. The assessment should include an odour mitigation measures strategy. Where the odour modelling assessment identifies a need for mitigation there should be no occupation of the development until the recommendations of the odour mitigation strategy are agreed by the Local Planning Authority in consultation with Thames Water and have been implemented and are operational." Conclusion - We will maintain our objection until the amenity of potential future occupiers of the proposed development is adequately addressed by the applicant. To address our objection, the applicant should submit an appropriate appraisal of amenity whereby the conclusions and recommendations satisfy the Local Planning Authority. The applicant should within its submission include a detailed odour assessment, which should be prepared in consultation with Thames Water. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above is inappropriate, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer 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 request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). 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 (telephone 0203 577 9998) prior to the planning application approval.

Supplementary Comments

The odour assessment submitted by the developer has not been carried out in consultation with Thames Water and as such our position remains the same and we seek the attached condition. Thames Water requests that the developer contacts the Development Planning Team at the earliest opportunity to discuss the requirements of the odour assessment.

Attached is our guide for encroaching development - <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to devcon.team@thameswater.co.uk Visit us online www.thameswater.co.uk , follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.