**From:** John Georgoulias [mailto:john.georgoulias@thameswater.co.uk]
**Sent:** 19 September 2018 10:22
**To:** Maria Philpott
**Cc:** Adam Peck
**Subject:** RE: Condition wording

Hi Maria,

As long as the body of the condition remains the same and we ensure the property isn’t occupied ahead of the necessary works being completed or phasing plan agreed then I’m happy with that.

Kind regards

John

John Georgoulias

Developer Services – Thames Valley Regional Development Planning Lead

Landline 020 3577 9959

john.georgoulias@thameswater.co.uk

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

Find us online at [developers.thameswater.co.uk](https://developers.thameswater.co.uk/)

           

**From:** Maria Philpott [mailto:Maria.Philpott@cherwellandsouthnorthants.gov.uk]
**Sent:** 19 September 2018 09:46
**To:** John Georgoulias
**Cc:** Adam Peck
**Subject:** RE: Condition wording

John,

This is fine, though for consistency, I will probably make it read the same as I agreed yesterday with Adam on 18/01333/F – which means only minor tweaks.

As long as you are content for me to change the condition to make it site specific, that will be fine.

Maria

**Maria Philpott** BA (Hons.), Dip UP, Dip Hist. Cons MRTPI

**Principal Planning Officer, Development Management**

**Place and Growth Directorate**

**Cherwell & South Northamptonshire Councils**

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Email maria.philpott@cherwellandsouthnorthants.gov.uk

[www.cherwell.gov.uk](http://www.cherwell.gov.uk/) or [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk/)

*\*Please note that I only work on Tuesdays, Wednesdays and Thursdays*

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**From:** John Georgoulias [mailto:john.georgoulias@thameswater.co.uk]
**Sent:** 18 September 2018 17:06
**To:** Maria Philpott
**Subject:** Condition wording

Hi Maria,

I’ve re-worded our condition to make it more generic.  So instead of altering our wording, would you be happy with the below:

Following initial investigations, Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position for foul 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. The development shall not be occupied until confirmation has been provided that either:- all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow further developments to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. 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.” The developer can request information to support the discharge of this condition by visiting the Thames Water website at 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.

Regards

John

John Georgoulias

Developer Services – Thames Valley Regional Development Planning Lead

Landline 020 3577 9959

john.georgoulias@thameswater.co.uk

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