

From: BCTAdmin@thameswater.co.uk [<mailto:BCTAdmin@thameswater.co.uk>]

Sent: 06 January 2017 11:34

To: Planning

Subject: 3rd Party Planning Application - 16/02446/F

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

Our DTS Ref: 54093
Your Ref: 16/02446/F

6 January 2017

Dear Sir/Madam

Re: HEYFORD PARK , CAMP ROAD, UPPER HEYFORD, OXFORDSHIRE, OX25 5HD

Waste Comments

With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "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.

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

WASTEWATER - Thames Water has been unable to assess the infrastructure needs of this site due to insufficient information. Please provide a Foul Water Drainage Strategy with details of how foul water from this development is to be managed. This information will be used to assess the infrastructure needs of this site. If the assessment show the existing infrastructure may be unable to handle the proposed discharge from this site, a developer funded impact study may be required.

With regards to surface water run-off from this site, Thames Water have no concerns as it is proposed to discharge to Gallos Brook (300 Dwellings Flood Risk Assessment Project Ref: 33374/4000 | Rev: B | Date: December 2016).

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,

WD3 9SQ

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