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From: [BCTAdmin@thameswater.co.uk](mailto:BCTAdmin@thameswater.co.uk)

Sent: 04 May 2018 15:39

To: Planning

Subject: 3rd Party Planning Application - 18/00484/OUT

Cherwell District Council Our DTS Ref: 56881

Planning & Development Services Your Ref: 18/00484/OUT

Bodicote House

Bodicote, Banbury

Oxon

OX15 4AA

4 May 2018

Dear Sir/Madam

Re: LAND NORTH AND ADJOINING HOME FARM, BANBURY ROAD, CAVERSFIELD, OXFORDSHIRE, OX27

Waste Comments

No waste comments

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 water strategy 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 properties shall be occupied until confirmation has been provided that either:- all water 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 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 <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>. 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

Water: DTS site ID 23975 (for Bicester - eco development exemplar site) Condition 64 (Impact Study) was discharged on the basis that as long as it was "accepted that this only covers this phase of development. Further impact studies will be required to ensure that the water supply infrastructure has sufficient capacity to cope with the future expected additional demand afforded by the full site development. Additional sites, at this location, will trigger the need for further investigation, before development should commence." Therefore further impact studies are required for this new section of development.

Yours faithfully

Development Planning Department

Development Planning,

Thames Water,

Maple Lodge STW,

Denham Way,

Rickmansworth,

WD3 9SQ