**From:** Devcon Team [mailto:devcon.team@thameswater.co.uk]
**Sent:** 31 August 2018 15:29
**To:** Planning
**Subject:** Our DTS Ref: 58812 Your Ref: 18/01333/F

Dear Sir/Madam,

Please find attached Thames Water response for the development at BICESTER HERITAGE, BUCKINGHAM ROAD, BICESTER, OXFORDSHIRE , OX26.

Regards,

Adam Peck

Developer Services – Development Planner

Landline 020 3577 9998

devcon.team@thameswater.co.uk

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ

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

         

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Cherwell District Council Planning & Development Services Bodicote House Bodicote, Banbury Oxon OX15 4AA 31 August 2018 Our DTS Ref: 58812 Your Ref: 18/01333/F

Dear Sir/Madam

Re: BICESTER HERITAGE, BUCKINGHAM ROAD, BICESTER, OXFORDSHIRE, OX26

Waste Comments

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. No properties shall 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 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 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.

The application indicates that surface waters 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 positon.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. 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

There are easements and wayleaves to the north of the Site shown by yellow dashed lines. These are Thames Water Assets. The company will seek assurances that it will not be affected by the proposed development.

The applicant should contact Thames Water to discuss their proposed development in more detail. All enquiries from developers in relation to proposed developments should be made to Thames Waters Developer Services team. Their contact details are as follows:

Thames Water Developer Services

Reading Mail Room

Rose Kiln Court

Rose Kiln Lane

Reading

RG2 0BY

Tel: 0800 009 3921

Email: developer.services@thameswater.co.uk



Wastewater: Thames Water requests that the programme of the development and proposed pump rates be provided to enable us to plan any future network reinforcement that may be required.

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