

PLANNING AND LICENSING COMMITTEE

12th September 2018

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

12th September 2018

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
02	18/01407/FUL	<p>Andoversford Parish Council - Originally objected to the planning application for three residential units at The Kudos Garricks Head Andoversford by a majority decision, however that original majority decision was based on some misunderstood information, once the facts were fully appreciated, the majority of Parish Council members agreed to withdraw the original comments and now are in favour of the planning application.</p>
03	18/02840/COMPLY	<p>Case Officer Update - Revised recommendation: PERMIT IN RELATION TO CONDITONS 8 AND 9 AND DELEGATED PERMIT IN RELATION TO CONDITION 7 SUBJECT TO THAMES WATER CONFIRMING THAT THE CONDITION HAS BEEN SATISFACTORILY COMPLIED WITH.</p> <p>The revision to the recommendation has occurred due to the receipt of the attached response from Thames Water. Thames Water advises that they are unable to confirm that condition 7, relating to the foul drainage strategy, is satisfactorily complied with. This is due to the fact that they have not yet completed a Drainage Impact Assessment to confirm whether the foul sewer network could cope with the additional flows from the development and whether or not it would require upgrading. They are concerned that the development could outpace the delivery of the potentially required upgrades. The survey of the foul sewer network is due to be completed by the end of this year.</p> <p>In addition Thames Water have confirmed that they would support the variation of condition 7 from the current pre-commencement condition to a pre-occupancy condition to allow work on site to begin and the development to be constructed, but restricting the occupancy of the dwellings until the upgrades have been completed. The applicant is currently considering whether to submit an application for such a variation.</p> <p>Response from Thames Water – Please see attached dated 30th August 2018.</p>

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]
Sent: 30 August 2018 09:38
To: Planning mail
Subject: 3rd Party Planning Application - 18/02840/COMPLY

Council Offices
Trinity Road
Cirencester
Glos
GL7 1PX

Our DTS Ref: 35623
Your Ref: 18/02840/COMPLY

30 August 2018

Dear Sir/Madam

Re: LAND AT , BROADWAY FARM , DOWN AMPNEY, CIRENCESTER, GLOUCESTERSHIRE, GL7 5QS

Waste Comments

Thank you for consulting Thames Water for the discharge of matters relating to surface water. Thames Water confirm they are happy for the surface water conditions referenced to be discharged based on the information submitted.

Thank you for consulting Thames Water for the discharge of matters relating to Foul Water networks. Thames Water is unable to support the discharge of this condition for the reasons outlined below.

Water Comments

Supplementary Comments

Waste: Thank you for consulting Thames Water for the discharge of matters relating to foul water networks (condition 7 - Foul drainage strategy). Thames Water is unable to support the discharge of this condition for the reasons outlined below.

Thames Water is currently undertaking a detailed modelling study known as a Drainage Impact Assessment in order to confirm whether the additional flows from this development will cause detriment to the foul sewer network and require network upgrades. The network is currently being surveyed and the study is expected to conclude by the end of the year.

At this time, Thames Water is unable to support the discharge of condition 7 as without an appropriately worded planning condition, this development could outpace the delivery of the potentially required upgrades. In the meantime we are going to contact the developer in an attempt to agree interim measures while the study is undertaken and potential network upgrades are implemented.

Thames Water would support the variation of condition 7 from the current pre-commencement condition to a pre-occupancy condition. This would allow work on site to begin and the development to be constructed, but would restrict the occupancy of the dwellings until the upgrades have been completed.

"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

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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."

Thames Water has no concerns regarding conditions 8 and 9 as the drawing ENGINEERING LAYOUT – Ref SAN11 001 P8 dated 15.02.18, shows that surface waters will NOT be discharged to the public network, but instead discharge to a highway drain.

Yours faithfully
Development Planning Department

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