

OXFORD LOCAL PLAN 2040

HEARING STATEMENT FOR JUNE 2024 HEARING SESSIONS – MATTER 1

Organisation: Cherwell Development Watch Alliance (CDWA) – Responder Number 102

Email address: [REDACTED]

Date: 24 May 2024

1. In our response to the Regulation 19 consultation, we stated that Oxford City Council should reduce its housing requirement because it is not consistent with other priorities such as: ensuring that infrastructure and services can expand to meet demand. Examples are sewage and waste water treatment facilities, water supply, educational and leisure facilities, and healthcare services such as hospitals and GPs.
2. This statement provides new material, relating to facts which have emerged since the Regulation 19 consultation and which affect the soundness of the draft Oxford Local Plan 2040 in relation to the Sustainability Appraisal (“SA”). The documents referred to are available if required.
3. The waste water treatment plant which serves the majority of Oxford is located at Sandford-on-Thames and is known as Oxford Sewage Treatment works (“Oxford STW”). As a result of intense lobbying from various pressure groups, Thames Water (who are the statutory sewerage authority for this area) have since 2022 disclosed details of what spills have occurred in the previous 12 months. Those figures were disclosed earlier this year in the Thames Water EDM Overflow Regulatory Annual Return for 2023 and showed that there had been 133 separate spills where waste water including raw sewage had been discharged into Pottery Stream which runs alongside the Oxford STW. The event duration monitor produced by Thames Water referred to in the Return showed that the spills lasted 2,095 hours. Although Thames Water is permitted to discharge some sewage at times of very high rainfall, this figure far exceeds the amount permitted by the Environment Agency and does not equate to only those days when there was heavy rainfall.
4. Thames Water have recently announced in their Investment Plan for storm discharge sites:

“We are finalising plans for a major upgrade at the Oxford STW costing more than £130 million. This will provide a significant increase in treatment capacity, larger storm tanks and a higher quality of treated effluent going into the river we cannot yet confirm the completion date.”

This was part of the plans put in place by Thames Water in October 2023 to resolve the issues relating to discharge into water courses.

5. It is curious therefore that in the SA produced by OCC that on Page 25 under the heading of Grey Infrastructure it is stated that:

“Waste water treatment and energy infrastructure likely to be adequate”

This is the only time that the adequacy of the Oxford STW is referred to in the SA. In relation to waste water there is some caution expressed in the following item 9 on Page 30 as follows:

“Nutrients from wastewater could impact on local water bodies causing eutrophication. This may have knock on implications in terms of the Water Environment Regulations and the City’s ambitions for bathing water status of the River Thames. “

The announcement that Wolvercote Mill Stream, a part of the Thames, in Oxford was being given bathing water status was made by the Department of the Environment in April 2022.

The source of this opinion about the “adequacy” of the Oxford STW and the actual evidence behind it are not disclosed although the Council refer to the SA as part of its evidence base and not a development plan. In relation to foul water drainage, it is singularly lacking in any information as to how and why such an opinion could have been reached. Recent events since the Regulation 19 consultation show in any case that the opinion given is wholly wrong in that plainly Oxford STW is inadequate at present and will remain so until Thames Water can proceed with the new infrastructure. This is likely to be some years away.

6. Thames Water in their response to the draft Local Plan of January 2024 describe it as not being sound in relation to the issues of water supply and drainage and urged Oxford City Council to enter discussions about formulating a joint plan and suggested the Council should produce amended policies in relation thereto. They also set out as follows:

“the time to deliver water/wastewater infrastructure should not be underestimated. It can take 18 months- 3 years for local upgrades and 3- 5 years plus for more strategic to be delivered “.

None of this is currently reflected in the draft Oxford Local Plan 2040.

7. The lack of any policy in relation to the issue of foul water drainage has become more pressing since in many instances planning permissions are being granted subject to certain conditions being met in relation to capacity of the foul water system. Typically, they follow the sort of wording below:

“No development shall be occupied until confirmation has been provided that either: 1. Foul water capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water.”

8. Since Oxford STW is already overloaded any developer wanting to connect to the Thames Water sewage system where such a condition was in place should have considerable difficulty in persuading the Local Authority that the site under construction should be allowed to be occupied. However, this does not appear to be the case in Oxford as set out in Appendix 1 concerning Priory Grove, a large housing development within the City, where the Council deemed that the above condition had been met allowing occupation without giving any reason for their decision. From the public planning file there is no indication that the

Council approached OFWAT for their views or indeed made any sort of investigation themselves. We believe that the Council should at the very least have consulted with OFWAT and the Environment Agency before making any decision, and should also have produced a statement for the reasons behind any decision. There is clearly a need for a specific policy as to how such decisions should be made in the future.

9. The issue of the cleanliness of our rivers has become a matter of considerable concern to almost everyone living in Oxford. Many leisure activities involve boating and swimming and it is of the utmost importance that in relation to the Oxford Local Plan 2040 that these concerns are addressed. The temptation for Oxford City Council which has no direct responsibility for drainage and public health is to pass the issues onto other authorities/providers, as here with foul water drainage, and ignore the problems associated with the obvious lack of infrastructure. In most instances neighbouring District Councils have very similar issues with inadequate waste water disposal to Oxford City and may indeed share facilities such as Oxford STW.

APPENDIX 1

Planning Permission 21/01449/FUL Land Southwest of St Frideswide Farm, Banbury Road, Oxford.

This development presently under construction will be for 134 dwellings on a green field site formerly in the Green Belt. The land is owned by Christ Church College, Oxford and the developers are Croudace Homes Limited. Oxford City Council are the local planning authority and Oxfordshire Public Health (part of Oxfordshire County Council) are the public health authority.

The planning permission dated 25 August 2022 (annex 1) includes the following - Condition 23:

No development shall be occupied until confirmation has been provided that either: 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development to accommodate sewage flooding and/or pollution incidents in accordance with Policy RE of the Oxford Local Plan 2036.

The relevant section from Policy RE is set out below

Foul Drainage Developers are encouraged to separate foul and surface water sewers on all brownfield sites delivering new development. For clarity this does not include householder extensions or conversions that input into the existing network. A Foul and Surface Water Drainage Strategy must be provided for all new build residential development of 100 dwellings or more; non-residential development of 7,200sqm or more; or student accommodation of 250 study bedrooms or more.

Attached is a copy of Oxford City Council's planning file relating to the discharge of condition 23 (annex 2). Oxford City Council discharged Condition 23 in their letter dated 18 April 2024 (Page 1 "the discharge letter"). The application for discharge was made by Croudace (Page 2) by letter dated 8 December 2023.

Attached to the Croudace letter is a copy letter from Thames Water headed "Pre-Planning enquiry" dated 2 February 2022 (Page 3) and a copy letter from Thames Water dated 24 January 2023 (Page 4-5) headed Notice of Consent to connect to a public sewer.

Neither of these two letters provide the information necessary for Oxford City Council to discharge Condition 23. The letter of 2 February 2022 is stated to be valid for only 12 months and pre-dates the planning decision of 5 August 2022 and was not used to support the planning approval. The letter dated 24 January 2023 contains the following paragraph:

"This Consent does not guarantee capacity exists within our network. For capacity-based enquiries or preplanning concerns regarding our network please make a Pre-Planning Enquiry application."

There is no follow up to the letter dated 24 January 2023 on file in relation to capacity, so the capacity issue was not resolved and it appears also that no strategy document was provided under the Local Plan Policy RE. This is evidenced by the fact there is no reference to either of these issues in Croudace's letter of 8 December 2023 applying for discharge. Furthermore, there appears to have been no contact with the Environment Agency, OFWAT or Oxfordshire County Council to see if they agreed that the terms of Condition 23 had been met or had any concerns.

Oxford (Sandford) sewage treatment works, the main plant serving Oxford, has a temporary licence to discharge into the adjacent Pottery Stream. There were recorded by Thames Water in their annual report for 2023, 133 counted spills of mixed foul and rainwater totalling 2,095 hours discharge with a long-term average spill of 74 hours per spill. Thames Water accept this performance is inadequate and has stated that they are finalising plans for a major upgrade at the works costing £130 million.

No reason is given in the Oxford City Council's decision letter for discharging Condition 23, signifying perhaps a lack of interest in the current problems experienced with sewage discharge at local treatment works.

Planning Services

St Aldate's Chambers

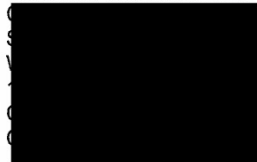
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On Behalf of: Croudace Homes Limited



APPLICATION FOR PLANNING PERMISSION

Town and Country Planning Act 1990

DECISION DATE: 25th August 2022

PROPOSAL: Full planning permission for 134 dwellings (use class C3), informal open space including community pavilion, seating and children's play areas, hard and soft landscape and sustainable drainage areas, access, associated roads and infrastructure, car and cycle parking, bin storage, pumping station, substation and associated engineering works.

AT: Land South West Of St Frideswide Farm Banbury Road Oxford

NOTICE OF GRANT OF PLANNING PERMISSION

21/01449/FUL

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to following conditions, which have been imposed for the reasons stated:-

CONDITIONS:

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.



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2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

2 Subject to other conditions requiring updated or revised documents submitted with the application, the development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy S1 of the Oxford Local Plan 2016-2036.

3 Prior to the commencement of development excluding demolition and enabling works a schedule of materials together with samples and sample panels of the exterior materials to be used shall be submitted to and approved in writing by the Local Planning Authority before the start of work on the site above ground and only the approved materials shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure high quality development and in the interests of the visual appearance in accordance with policies DH1 of the Oxford Local Plan 2016-2036.

4 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.

Reason: To avoid doubt and in the interests of neighbouring amenity in accordance with RE7 of the Oxford Local Plan 2036.

5 Notwithstanding the submitted Construction Environmental Management Plan (CEMP), no development shall take place until a revised CEMP is submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following matters:-

- o the routing of construction and demolition vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
- o access arrangements and times of movement of construction and demolition vehicles (to minimise the impact on the surrounding highway network),
- o times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours of 07:30-09:30 or 16:00-18:00;
- o hours of working;
- o travel initiatives for site related worker vehicles;
- o signage for construction traffic, pedestrians and other users of the site;
- o piling methods (if employed) and controls on vibration;
- o earthworks;
- o hoardings and security fencing to the site;
- o noise limits;
- o control of emissions;
- o Dust mitigation measures including the complete list of site specific dust mitigation measures and recommendations that are identified on Tables 7.1 and 7.2 (pages 41-42) of the Air Quality Assessment that was submitted with the application;
- o waste management and disposal, and material re use;

- o wheel cleaning / wash facilities to prevent prevention of mud / debris being deposited on public highway;
- o contact details of the Project Manager and / or Site Supervisor;
- o layout plan of the site;
- o materials storage including any hazardous material storage and removal.
- o Engagement with local residents and neighbours

The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, air quality*, vibration, dust** and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Measures to minimise the impact on air quality should include HGV routes avoiding Air Quality Management Areas and avoid vehicle idling.

* The Institute of Air Quality Management <http://iaqm.co.uk/guidance/>

** The applicant should have regard to BRE guide 'Control of Dust from Construction and Demolition, February 2003

The approved Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers, in accordance with the results of the dust assessment and policies RE1, RE6, RE8, M1 and M2 of the Oxford Local Plan 2016-2036.

- 6 Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

- 7 Notwithstanding the submitted Travel Plan, prior to first occupation a Full Residential Travel Plan (updated within 3 months of occupation of 50% of the site) and a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. The Full Residential Travel Plan shall be complied with on first occupation of the development and thereafter maintained and updated as required. Each residential unit shall be supplied with an approved Residential Travel Information Pack prior to first occupation.

Reason: To promote sustainable modes of transport in accordance with policy M1 of the Oxford Local Plan 2016-2036.

- 8 The car parking for the development hereby approved shall be implemented prior to occupation of each relevant block of flats or house in accordance with the approved plan including the electric vehicle charging points (and relevant infrastructure) and shall be retained for those purposes at all times thereafter. The car club spaces shall be provided prior to first occupation of any residential unit on site and shall be thereafter retained solely for car club cars.

Reason: To ensure a reduction in car parking in accordance with M3 and M4 of the Oxford Local Plan 2016-2036.

- 9 Prior to first use or occupation details of a private parking enforcement plan (PEP) shall be

submitted to and approved in writing by the Local Planning Authority. The PEP shall be implemented on first occupation of any dwelling and the parking controls shall be maintained and enforced by the Applicant until such time as the roads are adopted by the Local Highway Authority. The PEP shall stipulate that on-street parking is not allowed between 10.00 hours and 17.00 hours 7 days a week.

Reason: In the interests of highway safety and operation of the site in accordance with Policy M5 of the Oxford Local Plan 2036.

- 10 Prior to the commencement of development excluding site clearance and enabling works details of the cycle parking and bin storage for the flats including dimensions and cycle stands shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and thereafter the areas shall be retained solely for the purpose of the parking of cycles and storage of bins.

Reason: To encourage the use of sustainable modes of transport in line with policies DH5, RE7, M3 and H14 of the Oxford Local Plan 2036

- 11 Prior to commencement of development excluding site clearance and enabling works details of the connecting PRoW path's route as shown on the submitted landscape plan including boundary treatment with the existing PRoW on the land adjoining (known as PR6a), width, surfacing materials and furniture shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details and thereafter retained.

Reason: To ensure clear wayfinding/path demarcation throughout the site and safety for users in accordance with M1 and M2 of the Oxford Local Plan 2036.

- 12 Notwithstanding the approved plans, prior to commencement of development excluding site clearance and enabling works a revised landscape plan and planting schedule shall be submitted to and approved in writing by the Local Planning Authority. The details shall take account of the future development of the adjoining site PR6a within Cherwell District Council and ensure connectivity between the two sites along the eastern boundary for cyclists and, pedestrians. Planting should provide for biodiversity and include native species. The landscaping proposals as approved by the Local Planning Authority shall be carried out and completed no later than the first planting season after last occupation of the development hereby approved unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036

- 13 Prior to commencement of development excluding site clearance and enabling works details of the proposed child play areas including equipment, lighting and surfacing, community gazebo and all public seating on site shall be submitted to and approved in writing by the Local Planning Authority. The details as approved by the Local Planning Authority shall be carried out and completed no later than occupation of the 134th unit of development hereby approved unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

- 14 Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the

development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

- 15 No development, including demolition or enabling works, shall take place until a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) has been submitted to, and approved in writing by, the Local Planning Authority. The TPP & AMS shall include such details as are appropriate to the circumstances for the protection of retained trees during development, and shall be in accordance with the current BS. 5837: "Trees in Relation to Design, Demolition and Construction - Recommendations" unless otherwise agreed in writing by the Local Planning Authority. The TPP & AMS shall detail any physical protective measures such as barrier fencing and/or ground protection materials, and any access pruning or other tree surgery proposals. Methods of any workings or other forms of ingress into the Root Protection Areas (RPAs) or Construction Exclusion Zones (CEZs) of retained trees shall be set out and described. Such details shall take account of the need to avoid damage to the branches, stems and roots of retained trees, through impacts, excavations, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved TPP&AMS unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To protect retained trees during construction in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

- 16 Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) have been submitted to and approved in writing by the Local Planning Authority. The AMP shall include a schedule of a monitoring and reporting programme of all on-site supervision and checks of compliance with the details of the Tree Protection Plan and/or Arboricultural Method Statement, as approved by the Local Planning Authority. The AMP shall include details of an appropriate Arboricultural Clerk of Works (ACoW) who shall conduct such monitoring and supervision, and a written and photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approved AMP.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

- 17 The development shall be undertaken in accordance with the principles and details within the Energy Statement Revision 2 by Tetra Tech unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure compliance with policy RE1 of the Oxford Local Plan 2016-2036.

- 18 Notwithstanding the approved Energy Statement, prior to commencement of development excluding site clearance and enabling works, further details of the Photovoltaics including size, number, location, design specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved details shall thereafter be retained.

Reason: To ensure compliance with policy RE1 of the Oxford Local Plan 2016-2036.

- 19 Prior to commencement of development excluding site clearance and enabling works details of lighting including details of new lighting fixtures on the exterior of the buildings and within

the public realm including public open space and footpaths, luminance levels and colour temperatures, shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only. The luminance shall take account of the impact on biodiversity and shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes Reduction of Obtrusive Light' and design levels set out in submitted report MMA15959. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure a sympathetic appearance for the new work and in the interest of residential amenity, and in the interest of protected species in accordance with policies DH1, RE7 and G2 of the Adopted Oxford Local Plan 2036.

- 20 Prior to the commencement of development excluding site clearance and enabling works details of the Electric Vehicle charging infrastructure that is expected to be installed on-site shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle infrastructure shall be formed, and laid out prior to occupation of each relevant block of flats or house and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with policies M4 and RE6 of the Oxford Local Plan 2016- 2036.

- 21 Prior to the commencement of the development excluding site clearance and enabling works a finalised drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall take into account comments by the Lead Flood Authority and include Sustainable Drainage. The approved strategy and sustainable drainage shall be implemented within each phase of the development and thereafter retained.

Reason: To avoid increasing surface water run-off and thereby attenuating flood risk in accordance with Policy RE 2 of the Oxford Local Plan 2016-2036.

- 22 Prior to first occupation of each phase of the development as set out on the approved phasing plan, a Sustainable Drainage (SUDs) Maintenance Plan (SDMP) shall be submitted to and approved in writing by the Local Planning Authority. The SDMP must be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics and shall provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function in perpetuity. The approved SDMP shall be implemented prior to occupation of each phase and shall thereafter be maintained in accordance therewith unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is maintained in perpetuity and to avoid increasing surface water run-off and thereby attenuating flood risk in accordance with Policy RE 2 of the Oxford Local Plan 2016-2036.

- 23 No development shall be occupied until confirmation has been provided that either: 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. 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, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed

development in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policy RE of the Oxford Local Plan 2036.

- 24 There shall be no occupation beyond the 49th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures 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 in accordance with Policy RE of the Oxford Local Plan 2036.

- 25 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure of the Oxford Local Plan 2036.

- 26 Any contamination that is found during the course of construction of the approved development shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2036.

Please note that the responsibility to properly address contaminated land issues, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

- 27 Notwithstanding the submitted plans, further details of the proposed boundary treatment for whole site including barriers, fencing, hedging and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development excluding site clearance and enabling works. The details shall take account of the future development of the adjoining site PR6a within Cherwell District Council and ensure connectivity between the two sites along the eastern boundary for cyclists, pedestrians and ecology. Only the approved details shall be implemented prior to occupation of the dwellings and thereafter retained.

Reason: To give further consideration to these details and privacy for occupiers in accordance with Policies DH1, DH14 and RE7 of the Oxford Local Plan 2036.

- 28 All windows in the southern elevation of Block A and balcony balustrades on the south and west elevations shown obscure glazing on approved plan 4201-BBA-A-XX-DR-A-12101 Rev 2 shall be permanently obscure glazed in accordance with the approved plan and retained at all times thereafter. The height of the balcony balustrades shall be no less than 1.2m in height above finished floor level of the balcony and retained at all times thereafter.

Reason: To ensure privacy for adjacent occupiers in accordance with Policies DH1, DH14 and RE7 of the Oxford Local Plan 2036.

- 29 The individual houses shall not be occupied until the bin store and cycle parking have been provided in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the cycle parking areas and bin storage.

Reason: To promote the use of cycles thereby reducing congestion on adjacent roads and to protect the amenity of adjacent dwellings in accordance with policies DH7, M3 and H14 of the Oxford Local Plan 2036.

- 30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no structure including additions to the dwelling house as defined in Classes A, B, C, D, E of Part 1 of Schedule 2 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority.

Reason: The Local Planning Authority considers that even minor changes in the design or enlargement of the development should be subject of further consideration to safeguard the appearance of the area in accordance with policy DH1 of the Oxford Local Plan 2036.

- 31 Notwithstanding the provisions of the Town and Country Planning Act 1990, the car ports for dwellings shall be retained as car parking spaces at all times and shall not be converted into storage space or living accommodation without the prior approval in writing of the Local Planning Authority.

Reason: To avoid doubt and to ensure adequate car parking on plot and reduce on street parking pressure in future which may obstruct emergency vehicles or large service/ delivery vehicles in accordance with M5 of the Oxford Local Plan 2036.

- 32 No more than six months prior to commencement of any works on site, an update badger survey shall be undertaken, the results of which shall be submitted to the Local Planning Authority. Should any new badger activity be recorded within the site, full surveys and a badger mitigation strategy shall be produced and submitted to and approved in writing by the local planning authority. If necessary, a licence shall be obtained from Natural England for works to proceed lawfully.

Reason: To comply with the requirements of the Protection of Badgers Act 1992.

- 33 No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones" in respect of protected and notable species and habitats;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method

statements) and biosecurity protocols;

- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) Contingency/emergency measures for accidents and unexpected events, along with remedial measures;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person if required, and times and activities during construction when they need to be present to oversee works; and
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

- 34 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to occupation. The LEMP shall include the following:

- a) Description and evaluation of features to be managed, both on- and off-site;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organization responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

- 35 Prior to the commencement of development excluding site clearance and enabling works a detailed scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme will include specifications and locations of landscape planting of known benefit to wildlife, including nectar resources for invertebrates. Details shall be provided of artificial roost features, including bird and bat boxes at the numbers specified in the Ecological Impact Assessment submitted in support of the planning application. Other features, such as hedgehog domes and invertebrate houses shall be included. Any new fencing will include gaps suitable for the safe passage of hedgehogs. The approved scheme shall be implemented prior to last occupation and thereafter retained.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended) and Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

- 36 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8hrs in bedrooms at night

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with Policies RE8 of the Oxford Local Plans 2036.

- 37 Noise emitted from plant and equipment located at the site shall be controlled such that the rating level, calculated in accordance with BS4142 2014, does not exceed a level of 10dB below the existing background level, with no tonal element to the plant.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policies RE8 of the Oxford Local Plans 2036.

- 38 Plots 1, 12, 13, 24, 31 - 37, 39 - 42, 47 - 49, 51 - 58, 60 - 62, 66, 67, 69 - 72, 78, 79, 85 - 114, 117 - 126, 130 and 131 shall not be occupied until the Building Regulations Part M access to and use of building, Category 2 accessible and adaptable dwellings, Optional requirement M4(2) has been complied with for that plot and Plots 115 and 116 shall not be occupied until the Building Regulations Part M, Optional requirement M4(3): Category 3 - Wheelchair user dwellings has been complied with for that plot, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that new housing meets the needs of all members of the community and to comply with the Development Plan, in particular policy RE1 of the Oxford Local Plan 2036.

- 39 The dwelling(s) shall not be occupied until the Building Regulations Part G sanitation, hot water safety and water efficiency, Category G2 water efficiency, Optional requirement G2 36 (2) (b) has been complied with.


Reason: To ensure that new dwellings are sustainable and to comply with the Development Plan, in particular Policy RE1 of the Oxford Local Plan 2036.

INFORMATIVES :-

- 1 Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme. Details of the scheme are available from

Considerate Contractors Scheme



- 
- 2 Scrub, trees and buildings on site offer suitable habitat for nesting birds. All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended) and I therefore recommend the following informative is included if minded to approve. Removal of vegetation and demolition of buildings shall be undertaken outside of bird nesting season. This is weather dependent but generally extends between March and August inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation or buildings shall not be removed until the fledglings have left the nest.
 - 3 The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read Thames Waters guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Workingnear-or-diverting-our-pipes>. Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk
 - 4 The street lighting columns on Oxford Road may require relocation to allow for access to the site, this will be at the applicant's expense. (Contact Streetlighting@oxfordshire.gov.uk for this action).
 - 5 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

S1 - Oxford Local Plan 2036

S1- Presumption in favour of sustainable development

S2 - Oxford Local Plan 2036

S2 - Development Contributions

DH1 - Oxford Local Plan 2036

DH1 - High quality design and placemaking

DH2 - Oxford Local Plan 2036

DH2 - Views and building heights

DH3 - Oxford Local Plan 2036

DH3 - Designated heritage assets

DH4 - Oxford Local Plan 2036

DH4 - Archaeological remains

DH7 - Oxford Local Plan 2036

DH7 - External servicing features and stores

RE1 - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE1 - Sustainable design and construction

RE2 - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE2 - Efficient use of land

RE3 - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE3 - Flood risk management

RE4 - Oxford Local Plan 2036

RE4 - Sustainable and foul drainage, surface and groundwater flow

RE5 - Oxford Local Plan 2036

RE4 - Health, wellbeing, and Health Impact Assessments

RE6 - Oxford Local Plan 2036

RE6 - Air Quality

RE7 - Oxford Local Plan 2036

RE7 - Managing the impact of development

RE8 - Oxford Local Plan 2036

RE8 - Noise and vibration

RE9 - Oxford Local Plan 2036

RE9 - Land Quality

H1 - Oxford Local Plan 2036

H1 - Oxford Local Plan 2036
H1 - The scale of new housing provision

H2 - Oxford Local Plan 2036
H2 - Delivering affordable homes


H4 - Oxford Local Plan 2036
H4 - Mix of dwelling sizes

H7 - Oxford Local Plan 2036
H7 - Community-led housing/self-build housing

H10 - Oxford Local Plan 2036
H10 - Accessible and adaptable homes

H14 - Oxford Local Plan 2036
H14 - Privacy, daylight and sunlight

H15 - Oxford Local Plan 2036
H15 - Internal space standards

 **H16** - Oxford Local Plan 2036
H16 - Outdoor amenity space standards


G1 - Oxford Local Plan 2036
G1 - Protection of Green and Blue Infrastructure Network

G2 - Oxford Local Plan 2036
G2 - Protection of biodiversity and geo-diversity

G4 - Oxford Local Plan 2036
G4 - Allotments and community food growing

G7 - Oxford Local Plan 2036
G7 - Protection of existing Green Infrastructure features

G8 - Oxford Local Plan 2036
G8 - New and enhanced Green and Blue Infrastructure Network Features

 **M1** - Oxford Local Plan 2036
M1 - Prioritising walking, cycling, and public transport

M2 - Oxford Local Plan 2036
M2 - Assessing and managing development

M3 - Oxford Local Plan 2036
M3 - Motor vehicle parking

M4 - Oxford Local Plan 2036
M4 - Provision of electric charging points

M5 - Oxford Local Plan 2036
M5 - Bicycle Parking

V8 - Oxford Local Plan 2036
V8 - Utilities

SP24 - Oxford Local Plan 2036
SP24 - St Frideswide Farm

APPROVED PLANS

Reference Number	Version	Description
11000 02		Location Plan
12211 01		Floor/Elevation Proposed
12212 01		Floor/Elevation Proposed
10003 04		Block Plan Proposed
12100 2		Plans - Proposed
12102 1		Plans - Proposed
12104 1		Plans - Proposed
12106 1		Plans - Proposed
12108 1		Plans - Proposed
12109 1		Elevations
12107 1		Elevations
12103 1		Elevations
12203 1		Elevations
12204 1		Elevations
12205 1		Elevations
12206 1		Elevations
12207 1		Elevations
12209 1		Elevations
12210 1		Elevations
11001 1		Site Plan Existing
12301 1		Elevations
12105 1		Elevations
12300 1		Elevations
12302 1		Elevations
12303 1		Elevations
12304 1		Elevations
12305 1		Elevations
DR-A-XXXX		Details/Freetext (e.g. Advs, LBs)
12101 2		Elevations
12112 2		Elevations
12200 REV 2		Elevations
12202 2		Elevations
12208 2		Elevations
10001 3		Site Plan Proposed
10003 4		Site Plan Proposed
12201 2		Elevations
10000 3		Site Plan Proposed
10002 3		Site Plan Proposed
SK-0-00001 PO7		Site plans

D014 G	Landscaping Proposed
12113 02	Plans - Proposed
12111 02	Plans - Proposed
12400 02	Plans - Proposed

For and on behalf of Head of Planning Services

Please quote reference number 21/01449/FUL in all communications

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to Oxfordshire County Council (Highways), County Hall, New Road, Oxford, OX1 1ND (<http://www.oxfordshire.gov.uk/business/licences-and-permits/dropped-kerbs>).

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED

1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.

If you object to the Local Planning Authority's decision to grant permission, approval or consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. With regard to approved applications concerning listed buildings in a conservation area, you may appeal under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Please make your appeal using a form from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk. The Secretary of State may allow a longer period for you to give notice of appeal, but will normally only do so if there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could have granted permission for the proposed development only subject to the conditions it imposed, bearing in mind the statutory requirements, the development order, and any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority made its decision on the grounds of a direction that he or she had given.

It may be that planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment; but you, as the landowner, claim that the land is no longer fit for reasonably beneficial use in its existing state and you cannot make it fit for such use by carrying out the permitted development. If so, you may serve a purchase notice on Oxford City Council requiring the Council to buy your interest in the land. You can do this under Section 137 of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.

You may claim compensation against the Local Planning Authority if the Secretary of State has refused or granted permission subject to conditions, either on appeal or when the application was referred to her or him.

Compensation is payable in the circumstances set out in:

(a) Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990; or (b) Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings.

2. ADDITIONAL NOTES ON LISTED BUILDING CONSENT

- 1 If you wish to modify the development referred to in your application or to vary it in any way, you must make another application.
- 2 This notice refers only to the grant of listed building consent and does not entitle you to assume that the City Council has granted its consent for all purposes:
 - (a) If you have applied for planning permission under Section 57(1) of the Town and Country Planning Act 1990, we will send you a separate notice of decision;
 - (b) We will send you a separate notice about plans you have submitted under the Building Regulations 2000;
 - (c) If the development for which listed building consent has been granted includes putting up a building for which you have to submit plans under the Building Regulations 2000, you should not do any work connected with erecting that building until you have satisfied yourself that you have complied with Section 219 of the Highways Act 1980 or that they do not apply to this building.
- 3 Even if you have gained listed building consent, you must comply with any restrictive covenants that affect the land referred to in the application.

3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk).

Annex 2

Planning and Regulatory Services

Planning

www.oxford.gov.uk

To contact us

Quote this reference :

21/01449/CND23

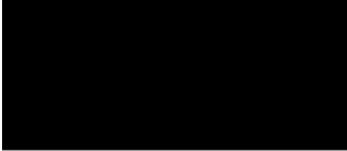
E: planning@oxford.gov.uk

DD: 01865 249811

Postpoint: SAC 3.1A



On Behalf Of: Elsie Baffoe-Danso



Date: 18th April 2024

Your ref:

My ref: 21/01449/CND23

Please ask for: Felicity Byrne

Email:

Direct Dial:



Dear Elsie Baffoe-Danso

COMPLIANCE WITH CONDITION(S)

APPLICATION NO: 21/01449/CND23

PROPOSAL: Details submitted in compliance with condition 23 (Foul Water Capacity) of planning permission 21/01449/FUL

LOCATION: Land South West Of St Frideswide Farm Banbury Road Oxford

CONDITION(S) N°: 23,

I write in response to your application submitting details on requirement of conditions attached to the above consent. The City Council's decision is set out below.

Approved

23 Foul Water Capacity

The information submitted and as agreed by Thames Water is considered acceptable in compliance with condition 23.

Yours sincerely,

Felicity Byrne

Principal Planning Officer,
Major Projects Team, Development Management,
Planning and Regulatory Services

For and on behalf of

David Butler

Head of Planning and Regulatory Services

Please quote reference number 21/01449/CND23 in all communications



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Oxford City Council, PO Box 10, Oxford, OX1 1EN
CNDDEC



05 December 2023

Oxford City Council
St Aldates Chambers
St Aldates
OX1 1BX

Your Ref: 21/01449/FUL

Our Ref: 090-DOC-23

Dear Sir/ Madame,

RE: Land South West Of St Frideswide Farm, Banbury Road, Oxford, OX2 8EH

Please find enclosed documentation containing information regarding Foul Water Capacity, to discharge Condition 23 of planning decision notice ref: 21/01449/FUL for the above site. The following documents have been provided:

Pre-Planning Enquiry Letter for OX2 8EX
S106 direct consent v7 St Frideswide Farm Banbury Road Cutteslowe OX2 8EX

I trust the enclosed is sufficient to satisfy the requirements of Condition 23 and I look forward to receiving your response in due course.

Should you have any queries then please let me know.

Yours faithfully,

Elsie Baffoe-Danso
for and on behalf of Croudace Homes Ltd

Assistant Engineer




Mr Andy Jenner

Tetra Tech



02 February 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site: St Frideswide Farm, Banbury Road, Cutteslowe, Oxford - OX2 8EX

Dear Andy,

Thank you for providing information on your development.

Proposed site: Housing (134 units).

Proposed foul water discharge by pump at 5.0 l/s into manhole SP50103803.

Proposed surface water flows not to discharge to Thames Water network

We're pleased to confirm that there will be sufficient foul water capacity in our network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on

Kind Regards

Zaid Kazi

Developer Services – Major Projects, Project Engineer





DS reference: DS6101599

Mr. Daniel Parker



Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

24 January 2023

Notice of consent to connect to a public sewer / public lateral drain
Site address: St Frideswide Farm, Banbury Road, Cutteslowe OX2 8EX

Dear Mr. Parker,

- Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed connection(s) to the public sewer under Section 106 of the Water Industry Act 1991.

What is this consent for?

This consent is given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description below.

This consent does not guarantee capacity exists within our network. For capacity-based enquiries or preplanning concerns regarding our network please make a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

- This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or private/third-party landowners.

Inspections and Completion certificates

We will need to physically inspect the connection to our sewer before you backfill the trench. Please call us on 0800 009 3921, at least **ten working days** prior to backfilling the connection works to schedule an inspection visit. Please refer to the "Conditions of Consent (5)" for further details.

When the connection has been completed satisfactorily, a completion certificate will be issued. This certificate authenticates the standards to which your connection works were carried out and does not infer adoption of your new drains or sewers. You will be responsible for repairs and maintenance of all drains including those outside your site boundary. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your drains or sewers. You can do this via

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>



Sewer Connection Quotes

If you would like us to carry out the connection works on your behalf, we will provide you a quote and deliver in accordance with the below.

Waste connection only (no pipe laying)

We will discuss the requirements with you and quote for the works required and charge in accordance with section 7 (pages 25-28) of our current fixed price charging arrangements.

lateral drain and sewer requisitions

Waste connections including pipelaying for the provision of a lateral drain (pipe serving one property or one curtilage) and/or a new sewer (pipe serving more than one property).

If there is no public sewer easily accessible to your property or your site has no means to connect your lateral drain and/or sewer due to third party land, you can requisition (formally request) Thames Water to lay these pipes as part of our public network under Section 98-101 of the Water Industry Act 1991. Please refer to section 8 (pages 29-31) of our current charging arrangements.

You can estimate the costs for these connections yourself by referring to section 7 and 8 of our current charging arrangements here.

Our consent is subject to the conditions below:

Location	Description
St Frideswide Farm, Banbury Road, Cutteslowe OX2 8EX	Direct Foul water Connection 1 x 225mm internal diameter direct foul water connection into an existing 225mm internal diameter foul water sewer located in Jordan Hill/Banbury Road via an existing manhole chamber referenced SP50103803 in accordance with Code for Adoption sewerage. As per drawing No. 090-041 Rev. B

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time period will require a new application to be submitted.



S

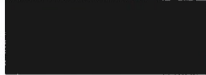


The reference number for your application is DS6101599; please quote this in any future correspondence.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via thameswater.co.uk/buildover.

If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours sincerely,



AdeOluwa Bankole
Project Engineer – Wastewater Connections
Developer Services – Wastewater

6



Conditions of Consent

1. This consent is subject to conditions that may be imposed through the planning process.
2. An infrastructure charge will be payable as a result of connecting a property to the Public Sewerage System for the first time for domestic purposes by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
3. Where the connection is to be made to a public sewer in third party land (i.e. outside your site boundary including public land), it is recommended that a demarcation chamber is constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. The demarcation chamber and lateral drain will not be adopted as part of the section 106 agreement. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your private drains or sewers. You can do this via <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets>
4. All materials used and standard of sewer connection works should be in accordance with Code for Adoption sewerage. Where the connection is to be constructed in plastic, please confirm the standards of materials to be used with a technical coordinator/project engineer prior to carrying out the connection. Please ensure that the specification sheet/documents for the plastic materials used are kept for review by the field engineer. Please refer to the attached Construction and Connection guide for best practice.
5. It is your responsibility to ensure that your works are inspected before the trench is backfilled. You must arrange our attendance by calling 0800 009 3921 and giving us at least ten working days' notice. If the connection cannot be inspected by a field engineer for any reason, we may request that the trench is reopened for inspection or require additional information deemed necessary for us to approve the connection. Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten working days' notice period required, we may, in exceptional circumstances accept photographs and/or a CCTV survey report and footage subject to prior agreement with a Technical Coordinator or Project Engineer.
6. It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. Where you are making an indirect connection, you should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.
7. Connections into manholes must be made with soffits level and must enter 'with the flow'. Backdrops must be constructed outside the manhole chamber.
8. Junction connections must be made by cutting in a purpose made oblique or swept junction fitting of the same material as the public sewer, jointed using flexible couplings. Core drilled saddle connections are usually not permitted on sewers smaller than 375mm



(unless otherwise approved by a Technical Coordinator/Project Engineer in writing).
Where a core drilled saddle connection is approved, a flexible saddle fitting must be used to ensure that no part of the new drains protrude into the existing sewer. We do not accept clay saddles attached to the public sewer with mortar.

9. Some Infill/recessed manhole/chamber covers are permitted on adoptable drains/sewers in accordance with the attached construction and connection guide.
10. All connections to the public sewer should be via a gravity-fed pipe. A direct connection of a rising/pumped main to the public sewer is not permitted. Where there is a proposed connection from a pump station, a break chamber should be installed at the end of the pumped main to ensure that flows into the public sewer are via gravity for a minimum of 5m
11. It is your responsibility to ensure that your appointed private drainage contractor is competent and has all relevant permits necessary to carry out the connection. You will be responsible for obtaining any easements for crossing third party land and licences from the highway authority. All requirements of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.
12. Where there is a proposed discharge from a private pumping station and rising main system, it is your responsibility to design the system to ensure acceptable discharge levels of hydrogen sulphide (H₂S), this can be achieved by ensuring that all effluent is cycled through the pumping station and rising main within a maximum of six hours to prevent septicity. Where necessary, preventative measures to ensure H₂S cannot build up to dangerous levels in the system should be installed. You will be responsible for the ongoing maintenance and monitoring of the private system. Hydrogen sulphide is a major public health risk and causes serious damage to the receiving sewerage network which may result in a third party damage claim against you under Section 111 of the Water Industry Act 1991.
13. Under no circumstances should foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above. If you want to discharge surface water directly to a soakaway or to a watercourse, then you will need to obtain the consent of the Environment Agency or the Lead Local Flood Authority.
14. All proposed discharge of surface water flows must be in accordance with the site's drainage strategy as approved by planning application, which should specify the final discharge rates and volumes. Sites proposing to discharge surface water flows with no planning requirement must connect into the nearest surface water sewer unless otherwise agreed by Thames Water.
15. Only the connections detailed in the enclosed notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.
16. Confined space entry procedures must be observed when breaking into the existing public sewerage system.



17. Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>



Hazard information Third-party connection to sewers

Anyone wishing to connect their property to a Thames Water sewer must comply with the requirements of Section 106 of the Water Act 1991, as amended.

Significant Hazards

We strongly recommend that before carrying out work to connect to our sewers, you consider the following significant hazards:

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weils disease)

Confined spaces

Particular care must be taken before entering or working in confined spaces. A confined space is defined as any place in which, by virtue of its enclosed nature, there arises a foreseeable specified risk. A specified risk is a risk of any of the following:

- Serious injury from a fire or explosion
- Loss of consciousness due to an increase in body temperature
- Loss of consciousness or asphyxiation arising from gases or the lack of oxygen
- Drowning arising from an increase in the level of a liquid

In addition:

When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.

Before entering any Thames Water Asset a competent person must carry out an assessment to determine the need for entry and a safe system of work to be applied.

Children and young persons must not enter the workspace.

After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. It is also important to avoid infection by maintaining strict personal hygiene and effective care of cuts and abrasions.