

**Bicester Park Home,
Oxford Road, Bicester, OX25 2AY**

13/01906/F

Ward: Ambrosden and Chesterton

District Councillor: Cllr Fulljames

Recommendation: Approval

Case Officer: Stuart Howden

Applicant: Mr and Mrs M Rossiter

Application Description: Change of Use to form mobile homes on sites of caravan pitches

Committee Referral: Called in by Member

Committee Date: 24.04.14

1. Site Description and Proposed Development

- 1.1 The site is situated on the eastern side of the A41, just south of Wendlebury flyover, approximately 1KM south of Bicester. Bicester Trailer Park comprises of two fields, one to the north east and another to the south west. The site is located within the north east field of Bicester Trailer Park.
- 1.2 Planning Permission is sought to provide 17 mobile homes in the location of existing caravan bases as well as for changing the use of the site to gypsy and non-gypsy.
- 1.3 No listed buildings are within close proximity to the site, nor is the site within a Conservation Area. Chesterton Public Footpath No. 8 runs across the site in a south westerly direction.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter. The final date for comment was the 19th March 2014. No correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 Chesterton Parish Town Council: No objections, but it may be advisable to seek a strategic view on how the grant of permission would impact on the Council's obligations to provide accommodation for gypsies resorting to our area.

Cherwell District Council Consultees

- 3.2 Landscaping Planning Officer: I have no objections to this planning application if the applicant can confirm the situation with regard to the Rights of Way, and a condition is imposed retaining site boundary hedgerows on the NW, SE and SW to ensure the mobile home are adequately screened.
- 3.3 Environmental Protection Officer: No objections.
- 3.4 Biodiversity and Countryside Officer: I do not think that the footpath is shown accurately on the plan. I've not been able to take any scale measurements from the plan to confirm this as it states 'do not scale off drawing' at the top of the page. I believe the definitive line of the footpath may run through one of the proposed sites for a mobile home. If the applicants can provide a scale drawing I would be able to

confirm where the footpath runs.

Looking at the plans and previous planning permissions, the footpath currently runs through the area that is mainly designated for use by temporary caravans. It is this area that is now proposed to be used for mobile homes. Even if the definitive line of the path is not obstructed by a mobile home it would pass in close proximity to it and through areas that are likely to be used for parking. This is not a satisfactory situation for people using the footpath or for people living in the homes and wanting privacy.

As it stands the footpath would need to be laid out and well signed and the mobile homes positioned so that they are located a good distance from the path to avoid any conflict. This may mean having to reduce the number of plots. Alternatively, the applicants may wish to contact the relevant CDC Officer to discuss whether there is any scope for diverting the footpath.

- 3.5 Planning Policy: Planning permission (07/02707/F) was granted in 2008 for use of part of the pre-existing Gypsy and Traveller site for 21 existing mobile home sites by non-gypsies in addition to gypsies subject to a legal agreement requiring the upgrading of the retained 20 gypsy caravan stands in two phases (see extract below).

The date of the Deed of Agreement is 27 August 2008. The effect of that permission was a reduction in the supply of demarked household pitches for Gypsies and Travellers by approximately 10 pitches, leaving, it is understood, permission for approximately 8 household pitches (or 20 caravans) on the remaining south-western part of the site (the 8 pitches correlates with records previously provided by Oxfordshire County Council's Gypsy and Traveller Services).

The Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Housing Needs Assessment 2012/13 indicates a need for an additional 15 pitches in Cherwell from 2012 to 2027 in addition to existing supply and 16 additional pitches permitted for the Smiths site at Bloxham.

National Planning Policy for Traveller Sites (March 2012) requires Local Planning Authorities to assess the need for new sites, to develop fair and effective strategies to meet need and plan for sites over a reasonable timescale.

Policy BSC 6 of the Submission Cherwell Local Plan 2006-2031 seeks to meet the identified housing needs of the travelling communities and to maintain a five year supply of deliverable sites.

The main planning policy concerns with this wider site are to ensure that the remaining authorised provision for Gypsy and Traveller accommodation is retained and that the legal agreement is enforced to maintain useable pitches. There would be no planning policy objection to the continued non-Gypsy use of the northern-eastern part of the site provided it does not prevent or delay the implementation of the above legal agreement, that provision for approximately 8 gypsy household pitches is not adversely affected, and subject to other detailed considerations including the suitability of the site for more a more permanent form of housing having regard to national and local policies.

- 3.6 Anti-Social Behaviour Manager: Whilst I have no objections or observations to make in respect of the detail of this planning application it may be advisable to seek a strategic view on how the grant of permission would impact on the Council's obligations to provide accommodation for gypsies resorting to our area.

Oxfordshire County Council Consultees

- 3.7 Local Highway Authority: No objections.
- 3.8 Planning Archaeologist: No objections.
- 3.9 Gypsy and Traveller Liaison Officer: No comments received to date.

Other Consultees

- 3.10 Highways Agency: No objections.
- 3.11 Thames Water: No objections with regard to water infrastructure capacity.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

- C7: Landscape conservation
C8: Sporadic development in the open countryside
C9: Scale of development compatible with a rural location
C28: Layout, design and external appearance of new development
C30: Design of new residential development

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Submission Cherwell Local Plan (January 2014)

The Submission Local Plan (January 2014) has now been through public consultation and was submitted for examination in January 2014, although this plan does not have Development Plan status, it is a material planning consideration. The plan sets out the Council's strategy for the District to 2013.

The policies listed below are considered to be material to this case and are not replicated by saved Development Plan policy:

- BSC6: Travelling Communities
ESD16: The Character of the Built and Historic Environment

Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Needs Assessment (2012/2013) (GTAA)

Cherwell District Council Annual Monitoring Report 2013 (December 2013)

5. Appraisal

5.1 The key issues for consideration in this application are:

- Defining 'Caravan' and 'Gypsy Pitch';
- Relevant Planning History;
- Effect on Policy;
- Suitability of the Site;

- Landscape Impact;
- Residential Amenities;
- Highways Safety;
- Other Matters.

Definitions

5.2 Section 29 (1) of the Caravan Sites and Control of Development Act 1960 defined a caravan as "... Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted but does not include:

- a) Any railway rolling stock which is for the time being on rails forming part of a system, or
- b) Any tent".

This definition has been modified by section 13 (1) of the Caravan Sites Act 1968, which deals with twin-unit caravans. Section 13 (1) provides that "A structure designed or adapted for human habitation which:

- a) Is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps and other devices; and
- b) Is, when assembled, physically capable of being moved by road from one place to another (whether being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or have been) a caravan within the means of Part 1 of the Caravan Sites Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled".

Article 3 of the Social Landlords (Permissible Additional Purposes) (England) Order 2006, Paragraph 3 of article 3 of the Social Landlords (Permissible Additional Purposes) (England) Order 2006 (meaning of caravan) noted that to be classified as a caravan the:

- a) Length should be a maximum of 20m;
- b) Width should be a maximum of 6.8m;
- c) Overall height should be a maximum of 3.05m.

5.3 There is no clear definition of a gypsy pitch, but page 40 of 'Designing Gypsy and Traveller Sites Good Practice Guide' by DCLG indicates that as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan (or two trailers, drying space for clothes, a lockable shed (for bicycles, wheelchair storage etc), parking space for two vehicles and a small garden area. The Planning Policy Team note that on average 2.No transit caravan bases equates to one gypsy pitch. For the purposes of this application, a gypsy pitch is considered to include 2 transit caravan bases due to the information provided above.

Relevant Planning History

5.4 85/00156/S – 11 hard standings for caravans in transit and 3 mobile homes.

Planning permission was granted at appeal for 11 transit bases and 3 mobile homes to be used by gypsies as defined in Section 16 of the Caravan Sites Act (1968) and by no other person or persons. The application site covered the north east field and therefore encompasses all of the site in this recent planning application. Thus, as a result of this application 14 bases were for created for gypsies and this equates to approximately 7 gypsy pitches.

5.5 87/00184/S – 11 additional hardstandings for caravans in transit, to allow the siting of caravans in excess of the limit imposed by condition 3 of 85/00156/S

Planning permission was granted for 11 additional transit bases to be used by gypsies as defined in Section 16 of the Caravan Sites Act (1968) and by no other person or persons. The application site was located within the north eastern field and is located within the site in this recent application. Thus, the additional 11 transit bases for gypsies led to an overall total of 25 bases for gypsies on the north eastern site and this equates to approximately 12 gypsy pitches at the site.

5.6 89/00253/S – Dwelling for the owner of caravan park

Planning permission was given for the replacement of one of the 3 mobile homes granted consent in 85/00156/F which was used by gypsies with a dwelling for the owner of the caravan park. This resulted in the loss of one of the 25 bases for gypsies, therefore equalling 24 bases. Given that a gypsy pitch includes 2 transit caravan bases it is considered that approximately 12 gypsy pitches existed at the site.

5.7 91/00654/S – Provision of additional 15 caravan spaces (however 14 were permitted)

Planning permission was granted for 14 caravan bases, but this was not conditioned specifically for gypsies. The site covered most of the north eastern field and encompasses the site in this planning application. Overall, the number of caravan bases increased to 38 on the site, 24 bases were for gypsies therefore approximately 12 gypsy pitches still existed at the site.

5.8 96/00636/F – Proposed change of use of land from agricultural to temporary site for gypsy caravans

Planning permission was granted for the change of use of the field to the south west to a temporary site for gypsy caravans from agriculture. The use specifically for gypsies was highlighted in a legal agreement dated 2nd September 1997. Condition 2 noted that the land shall be used for the siting of a max of 20 gypsy caravans. This temporarily increased the number of gypsy caravan bases in both fields to 44. The Planning Policy Team calculated that these 20 additional gypsy bases equated to 8 pitches therefore approximately 20 pitches were situated in both fields for a temporary period.

5.9 00/00669/F – Change of use from caravan pitches to form 19 mobile homes

Planning consent was granted for the above application. From reviewing the decision notice and documents associated with this application it is not apparent as to why this previous proposal required planning consent. This is because mobile homes are covered by the definition of caravan, as noted in paragraph 5.2 above and caravan bases had previously been granted consent. Whilst the application description refers to a change of use (which concerns the use of the site displayed in the application),

no change of use of the land was proposed in this application or was granted permission. Thus, there was no change in the situation regarding the number of gypsy bases and pitches at the site. The site area in this application covered a majority of the north east field, but did not extend all the way to the southern boundary of this field.

5.10 02/00840/F – To allow use of the site for caravans all year round

Planning permission was granted for an amendment to Condition 2 of 96/00636/F which permitted the use of the south east field as a site for gypsy caravans all year round. Whilst no conditions were attached to the decision notice, a legal agreement from the 16th December 2002 permitted the use of this land as a site for gypsy caravans only. This increased the number of gypsy bases in both fields on a permanent basis to 44. The Planning Policy Team calculated that these 20 additional gypsy bases equated to 8 pitches therefore approximately 20 gypsy pitches were situated in both fields.

5.11 07/02707/F – Proposal to change use of 21 existing mobile homes to be used by gypsies and non-gypsies

Planning permission was granted for this above application. As a change of use refers to the use of the land displayed in the site plan of the application, which was a majority of the north eastern field in this case, this changed the use of the site, not the mobile homes, to both non gypsy and gypsy. As a result of this consent, the gypsy pitches in the north east field were lost. This meant that the 20 bases provided in the south west field were the only bases specifically for gypsy usage therefore it is considered that 8 pitches remain at Bicester Trailer Park at this moment in time.

This permission was subject to a legal agreement which aimed to enhance the facilities for gypsies in the south west field. This stated that within five years of 27th August 2008, 5 serviced bases within this south west field should be constructed to the reasonable satisfaction of Cherwell District Council and within the ten years of that date, 15 further service bases within the south west field should be constructed to the reasonable satisfaction of Cherwell District Council. The five year mark was on 27th August 2013 and the south west site has been assessed and 8 of the bases have so far been constructed to the reasonable satisfaction of Cherwell District Council therefore the applicant has complied with the legal agreement to date.

5.12 The site area in this current application is encompassed by the site area which was approved in 07/02707/F and this consent changed the use of the land to non-gypsy and gypsy. As a change of use refers to the use of the land in this instance, this most recent application proposes to change the use of the land again into non-gypsy and gypsy which was granted consent in 07/02707/F. As mobile homes are covered by the definition of caravan which is provided above in paragraph 5.2, additional planning permission is not required to position these proposed mobile homes in these bases provided that the mobile homes do not conflict with the definition of caravan as these caravan bases had previously been granted planning consent.

Effect of Policy

5.13 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF defines this as having 3 dimensions. That is economic, social and environmental. Also at the heart of the NPPF is a presumption in favour of sustainable development.

5.14 Paragraph 14 of NPPF states that where the development plan is absent, silent or relevant policies are out of date, in order to reflect the thrust of the guidance for a presumption in favour of sustainable development, planning permission should be granted unless harm can be identified.

- 5.15 The provision of sites for the travelling community is very much embroiled within the housing policy context. The most recent Government guidance, which was issued in March 2012, is “Planning Policy for Traveller Sites” and this document should be read in conjunction with the NPPF. The Government’s overarching aim is to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interest of the settled community.
- 5.16 Policy BSC6 of the Submission Cherwell Local Plan sets out the Council’s suggested policy for providing gypsy and traveller sites. At this stage the plan carries limited weight, but is however very useful as guidance as there is no saved policy within the adopted Cherwell Local Plan. It is considered that in identifying suitable sites with reasonable accessibility to services and facilities the follow sequential approach will be applied:
- i) Within 3KM road distance of the built up limits of Banbury, Bicester or a Category A village;
 - ii) Within 3KM road distance of a Category B village;
 - iii) Within 3KM road distance of a Category C village and reasonable walking distance of a regular bus service to Banbury or Bicester or to a Category A or Category B Village.

The following criteria will also be considered in assessing the suitability of sites:

- a) Access to GP and other health facilities;
 - b) Access to schools;
 - c) Avoiding areas at risk of flooding;
 - d) Access to the highway network;
 - e) The potential for noise and other disturbance;
 - f) The potential for harm to the historic and natural environment;
 - g) The ability to provide a satisfactory living environment;
 - h) The need to make efficient and effective use of land;
 - i) Deliverability, including whether utilities can be provided.
- 5.17 The Government’s Planning Policy for Traveller Sites has set a requirement for a five year supply of gypsy and traveller sites. Local Planning Authorities are now required to identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of sites against their locally set targets.
- 5.18 A district-wide Gypsy and Traveller Housing Needs Assessment was completed in January 2013 with a baseline date at 31st March 2012 undertaken for the Council to assess the needs of the district for gypsy and travellers into 2031 (GTAA). This evidence informs Policy BSC6 of the Submission Local Plan and the report revealed that the population of gypsies and travellers in the Cherwell District was around 851 residents and 70 authorised pitches were situated across seven sites in the district at that time.
- 5.19 The Annual Monitoring Report (AMR) notes that since the GTAA there have been an additional 2 pitches at OS Parcel 3431 adjoining and north east of Blackthorn Road, Launton which was given planning permission on 19th April 2013 therefore taking the number of overall authorised pitches to 72. Furthermore, 5 additional caravan pitches were approved at appeal on 16th January 2014 at Corner Meadow, Farnborough Road, Mollington, but it is unclear whether these have all been developed.
- 5.20 The GTAA identified a requirement of 15 pitches between 2012/2013 and 2026/2027. This includes 5 pitches between 2012/2013 and 2016/2017. This is not dissimilar to the position in the neighbouring districts.

- 5.21 The GTAA and AMR note that 8 gypsy pitches remain at Bicester Trailer Park. The detailed assessment into the history of the site above reveals that this figure provided in the GTAA and AMR regarding the number of pitches at the site is accurate. As noted above the change of use refers to the use of the land and not the individual bases in the north east field. The site in 07/02707/F encompassed the site in this current application and already changed the use of this land to non-gypsy and gypsy. Thus, there is not a net loss in gypsy pitches at the site (which are situated in the south west field of Bicester Trailer Park) therefore it is considered that the proposal is not contrary to Policy BSC6 of the submitted Local Plan and Government guidance contained within the NPPF.

Suitability of the Site

- 5.22 In 07/02707/F, Officers considered that the siting of 21 mobile homes as permanent places of residence represented unsustainable development in the countryside, contrary to Policy H18 of the adopted Cherwell Local Plan, therefore recommended this application for refusal. However, Members approved the proposal at Planning Committee and the proposal was not deemed to be unsustainable development. Given that this permission already changed the use of the site in 2008 to non-gypsy and gypsy use, the site is considered to be suitable for the proposed use.

Landscape Impact

- 5.23 As mobile homes are covered by the definition of caravan which is provided above in paragraph 5.2, planning permission would not normally be required to site these proposed mobile homes in these bases provided that the mobile homes do not conflict with the definition of caravan. The Landscape Planning Officer also has no objection to the proposal subject to the retention of the site boundary hedgerows on the north west, south east and south west boundaries of the site and this will be conditioned to ensure that the mobile homes are adequately screened.
- 5.24 Given that the site is relatively well screened from the public domain and that the proposed 17 mobile homes are unlikely to require additional planning permission, the proposal is not considered to cause additional detrimental harm to the character of the landscape.

Residential Amenities

- 5.25 The Anti-Social Behaviour Manager holds no objection to the proposal and the site is over 200 metres away from the nearest residential property. Permission was also granted to change the use of this site in 2008 to non-gypsy and gypsy and the change of use was not considered to detrimentally impact upon the residential amenities of any surrounding properties. For the above reasons it is considered that the proposal would not unduly affect the amenities of any nearby properties.

Highways Safety

- 5.26 Oxfordshire County Council as Local Highway Authority have no objections to the proposal. The Local Highway Authority note that access to the Trailer Park is gained via an access road which intersects with the all-purpose road network at a give-way arrangement on the road between Chesterton and Wendlebury Road. Access to the trailer park itself is gated. The access road is of sufficient width for two vehicles to pass. Visibility at the give way line to the east meets standards, whilst to the west it is below the standard required on a 60 mph road. Examination of the national standard trip generation database suggests that the development proposals would generate roughly six additional peak hour vehicle trips. This level of trip generation is unlikely to have a significant adverse impact on the highway network. There is no street lighting or pedestrian provisions in the area of the development site. The nearest existing

shopping facilities are on the A41 at Bicester Village which is slightly over a mile away. This is an attainable walking distance for most pedestrians. The pedestrian route follows Wendlebury Road and the A41 via its junction with the B4030 Vendee Drive. There are no pedestrian facilities on Wendlebury Road, but there is a continuous footway / cycleway on the A41 between Wendlebury Road and Bicester Village. There are bus stops on the A41 which give access to services to Bicester. The Highways Authority also have no objections to the proposal too. Furthermore, planning consent is unlikely to be required for the proposal as noted above. For the reasons above it is considered that the proposal would not cause detrimental harm in relation to highway safety.

Other Matters

- 5.27 The Planning Archaeologist notes that the proposal would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.
- 5.28 The Chesterton Footpath No 8 runs across the application site and the Biodiversity and Countryside Officer is of the opinion that not enough information has been provided to display that the mobile homes are a sufficient distance away from the line of the footpath. As insufficient information has been submitted regarding the precise route of this Public Footpath at the site, further details of this Right of Way have been conditioned. This is in order to safeguard the privacy of those using the mobile homes and to not obstruct the footpath so it is not complex for users of the footpath.

Engagement

- 5.29 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through the efficient and timely determination of the application. To ensure that the planning history of the site was fully understood before making a recommendation, the application exceeded the target determination date.

Conclusion

- 5.30 It is unlikely that the proposal requires planning consent for mobile homes for both gypsies and non-gypsies. This is because mobile homes are covered by the definition of caravan provided above in paragraph 5.2 and consent has previously been granted for caravan bases at the site. In addition to this, the previous consent of 07/02707/F changed the use of this site to gypsy and non-gypsy and this proposal would not result in the loss of gypsy pitches. The proposal is also considered to be suitably situated and would not have an adverse impact upon the character of the landscape, residential amenities, highway safety or Archaeology. Thus, the proposal is considered to be compliant with the policies outlined in section 4 of this report. Overall, the proposal is considered to have no significant adverse impacts, therefore the application is recommended for approval and planning permission should be granted subject to appropriate conditions.

6. Recommendation

Approval, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application Forms, Planning, Design And Access Statement and Drawing No's: 13.936/01 and 13.936.02 submitted with the application and E-mail from Agent received on the 17th February 2014.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development, precise details of the the accommodation of the Public Right of Way (Public Footpath Chesterton No.8) on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason – In order to safeguard the amenities of those using the mobile homes and to ensure the public right of way remains available and convenient for public use in accordance with Government guidance contained within the National Planning Policy Framework.

4. The existing hedgerow/trees along the North West, South East and South West boundaries of the site shall be retained and properly maintained at a height of not less 3 metres, and that any hedgerow/tree which may die within five years from the completion of the development shall be replaced and shall thereafter be properly maintained in accordance with this condition.

Reason - In the interests of the visual amenities of the area, to provide an effective screen to the proposed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

1. Regarding Condition 3, the siting of the mobile homes and vehicular parking in relation to the Public Right of Way should be included.
2. No changes to the public right of way direction, width, surface, signing or structures shall be made without prior formal approval of the Oxfordshire County Council's (OCC's) Countryside Access Team or necessary legal process. This is to ensure the public right of way remains available and convenient for public use.
3. Planning permission only means that in planning terms a proposal is acceptable to the Local Planning Authority. Just because you have obtained planning permission, this does not mean you always have the right to carry out the development. Planning permission gives no additional rights to carry out the work, where that work is on someone else's land, or the work will affect someone else's rights in respect of the land. For example there may be a leaseholder or tenant, or someone who has a right of way over the land, or another owner. Their rights are still valid and you are therefore advised that

you should seek legal advice before carrying out the planning permission where any other person's rights are involved.

4. Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control department on 0300 003 0200, fax 0300 003 0201 or e-mail at: building.control@cherwellandsouthnorthants.gov.uk. The responsibility for the safe development and secure occupancy of the site rests with the developer/applicant.
5. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
6. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.