

creating a better place



Cherwell District Council
Planning & Development Services
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2024/131273/01-L01
Your ref: 24/00539/F
Date: 11 June 2024

Dear Sir/Madam,

ERECTION OF A STADIUM (USE CLASS F2) WITH FLEXIBLE COMMERCIAL AND COMMUNITY FACILITIES AND USES INCLUDING FOR CONFERENCES, EXHIBITIONS, EDUCATION, AND OTHER EVENTS, CLUB SHOP, PUBLIC RESTAURANT, BAR, HEALTH AND WELLBEING FACILITY/CLINIC, AND GYM (USE CLASS E/SUI GENERIS), HOTEL (USE CLASS C1), EXTERNAL CONCOURSE/FAN-ZONE, CAR AND CYCLE PARKING, ACCESS AND HIGHWAY WORKS, UTILITIES, PUBLIC REALM, LANDSCAPING AND ALL ASSOCIATED AND ANCILLARY WORKS AND STRUCTURES, ES APPLICATION.

LAND TO EAST OF STRATFIELD BRAKE, AND WEST OF OXFORD PARKWAY RAILWAY STATION, KIDLINGTON

Thank you for consulting us on the above application on 05/03/2024. Apologies for our delay in responding to you. We have reviewed the application in line with our planning remit.

Environment Agency position

We **object** to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to surface water quality can be safely managed. We recommend that planning permission should be refused on this basis.

Reason

The Environment Agency have raised significant concerns about developments that are connecting to Oxford Sewage Treatment Works (STW) due to capacity issues. From the information provided, it is unclear whether this development will connect to Oxford STW or to Cassington STW. To make a proper assessment of the risk to water quality, we need to see clear information and evidence showing which STW will be serving this development.

Paragraph 180 of the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution.

Did you know the Environment Agency has a **Planning Advice Service**? We can help you with all your planning questions, including overcoming our objections. If you would like our help please email us at planning_THM@environment-agency.gov.uk

Overcoming our objection

Please provide evidence showing which STW will accept the flows from the proposed development.

Closing Comments

If you are minded approving this planning application, contrary to our advice please contact us prior to doing so, to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of condition(s) on any subsequent approval.

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully,

Mr Nathan Davis
Planning Advisor

Direct e-mail: Planning_THM@environment-agency.gov.uk

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