

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

Our ref: WA/2019/127332/01-L01
Your ref: 19/02550/F
Date: 13 December 2019

Dear Ms Whitehead

Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping

Land to the east of M40 and south of A4095, Chesterton, Bicester, Oxon

Thank you for consulting us on the above application, on 28 November 2019.

Environment Agency position

The proposed development will be acceptable if the following **condition** is included on the planning permission's decision notice. Without this condition we would object to the proposal due to its adverse impact on the environment.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

Advice to Applicant

We are pleased to see that foul drainage will be fed into mains piping. However, you should be aware that pumping stations can be a cause for concern. We note that you have designed the pumping station around the requirements set out in 'Sewers for Adoption 7th edition' guidance, and have sought approval from Thames Water for adoption of this infrastructure. You must continue to comply with the requirements set out in the aforementioned document in order to ensure that the risks posed to the environment from using a pumping station are minimised. We are cautious that confirmation has not yet been received, and would advise that prior to occupation of

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development you await until this confirmation has been granted.

We are that during construction, you have stated that groundwater levels may need to be altered. Please note that any activity that impacts on groundwater levels may be subject to licensing. A license would be needed if an abstraction, impoundment, or dewatering activity is likely to take place. More information on licensing can be found here: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence>

Final comments

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Mr Samuel Pocock
Planning Advisor

Direct dial 0208 474 5075

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