

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

Our ref: WA/2021/129035/01-L01
Your ref: 20/03619/F
Date: 21 July 2021

Dear Mr Lewis

Construction of attenuation basin including associated infrastructure and landscaping

Heyford Park, Camp Road, Upper Heyford, OX25 5HD

Thank you for consulting us on the above application. Please accept my apologies for the delay in responding.

The location of the proposed attenuation basin appears to be on land which historically may have contained part of a runway. While a desk study submitted for a related application covers this area, ground investigations in this location have not been carried out. The application therefore has not demonstrated whether any contaminated land is present in this location.

Any proposal to infiltrate through the attenuation basin will need to be supported by site investigations to demonstrate that infiltration will not result in pollution of the wider water environment.

Environment Agency position

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

Condition 1

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

The previous use of the proposed development site as an airfield presents a risk of contamination that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS). This could pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is overlying a principal aquifer. This is in line with paragraph 170 of the National Planning Policy Framework.

Condition 2

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

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 caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

Closing 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.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours sincerely

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253

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