

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

**Our ref:** WA/2021/129390/02-L01  
**Your ref:** 21/03268/OUT  
**Date:** 08 July 2022

Dear Sir/Madam

**Outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (use class B8) and ancillary office (use class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure**

**OS Parcel 2636 NW of Baynards House, Ardley**

Thank you for consulting us on the above application on following the submission of additional details.

We have reviewed the submitted position statement dated 21 March 2022 from Quod Limited and the schedule of the applicant's response to our flood risk concerns.

The applicant has confirmed that the offsite habitat enhancement being proposed within an area of flood risk, intended to deliver a net biodiversity gain, does not constitute development and therefore the Flood Risk Assessment already submitted does not need to be updated. Providing your authority are satisfied this is the case, we have no objection to this application.

**Advice to Planning Authority**

We recommend continued dialogue with Anglian Water to discuss options for connecting into the public sewer and advise that the applicant should demonstrate that they have consulted with them. This would likely take the form of a Pre-Application assessment report that confirms the extent of existing foul sewerage capacity and any adaptations required to the existing system to accommodate the proposed development.

A non-mains foul sewage disposal solution may only be considered if connecting to an existing sewerage system is demonstrated to not be feasible. A 'Foul Drainage Assessment Form' is available online to aid the feasibility assessment:

<https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

Following assessment, non-mains drainage advice can be found online, including further information and advice regarding environmental permits: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>

The site drainage solution should be considered in light of potential future development, as mentioned in the FRA. The solution should be purposed to accommodate mid and long term flows for the area, to avoid environmental damage.

**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.

Yours faithfully

**Miss Sarah Green**  
**Sustainable Places - Planning Advisor**

Direct dial 0208 474 9253

Direct e-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)