

From: Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
Sent: 29 July 2022 11:13  
To: Planning  
Subject: RE: Planning notification for application reference: 22/00747/OUT  
Attachments: 17-08-16 External Consultation Checklist v3.3 update.pdf

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs/Madams

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.** Ensuring your authority **only** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

**For development that falls within a flood risk area:**

For certain development types, we have supplied your authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

<b>Flood Zone 3</b>	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)
	Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>
<b>Flood Zone 2</b>	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or

	<p>camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant)</p> <p>Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions</p> <p><a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a></p>
--	---

### Permitting and licencing advice for applicants:

Although we are not providing bespoke comments on this planning application, the applicant should be made aware that they may require an Environmental Permit or Licence from us for some types of development.

<b>Environmental permits</b>	<p>Under the <a href="#">Environmental Permitting (England and Wales) Regulations 2016</a>, permits are needed to carry out a wide range of specified activities lawfully.</p> <p>Examples include: installations, medium combustion plant, specified generator, waste or mining waste operations, water discharge or groundwater activities, or work on or near a main river or sea defence.</p> <p>For more information visit: <a href="https://www.gov.uk/topic/environmental-management/environmental-permits">https://www.gov.uk/topic/environmental-management/environmental-permits</a></p>
<b>Licences (water abstraction or impoundment)</b>	<p>In order to ensure water resources and water quality activities are protected and appropriately managed, abstracting or impounding water may require an abstraction or impoundment licence.</p> <p>For more information visit: <a href="https://www.gov.uk/topic/environmental-management/water">https://www.gov.uk/topic/environmental-management/water</a></p>

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

## Chloe Alma-Daykin

Planning Advisor | Sustainable Places | Thames Area

**Environment Agency** | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD

Telephone: 020 302 59872



Creating a better place  
for people and wildlife



---

**From:** CDC Development Management <planning@cherwell-dc.gov.uk>

**Sent:** 26 April 2022 15:28

**To:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>

**Subject:** Planning notification for application reference: 22/00747/OUT

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [www.cherwell.gov.uk](http://www.cherwell.gov.uk) Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil) Follow us on Twitter @Cherwellcouncil

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.