

Rachel Tibbetts

From: Planning
Sent: 18 September 2023 15:45
To: DC Support
Subject: FW: Planning notification for application reference: 23/01233/OUT
Attachments: 17-08-16 External Consultation Checklist v3.3 update.pdf

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: Monday, September 18, 2023 3:39 PM
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: RE: Planning notification for application reference: 23/01233/OUT

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 Sir/Madam

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.

Flood Zone 3	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 Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK (www.gov.uk)
Flood Zone 2	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 camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant) Refer to Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions

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.

Environmental permits	<p>Under the Environmental Permitting (England and Wales) Regulations 2016, 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: https://www.gov.uk/topic/environmental-management/environmental-permits</p>
Licences (water abstraction or impoundment)	<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: https://www.gov.uk/topic/environmental-management/water</p>

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

Kind regards,

Chloe

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

Pronouns: she/her ([why is this here?](#))

Please note, I will be on study leave for my apprenticeship on Wednesdays and therefore unable to respond.



Please accept my thanks for your email in advance – it is estimated that each UK adult sending one less ‘thank you’ email per day would save more than 16,400 tonnes of carbon per year. This is equivalent of taking 3,334 diesel cars off the road.



To: Planning_THM <Planning_THM@environment-agency.gov.uk>

Subject: Planning notification for application reference: 23/01233/OUT

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

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