

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

**Our ref:** WA/2023/130679/01-L01  
**Your ref:** 23/01586/REM  
**Date:** 31 August 2023

Dear Sir/Madam

**Reserved Matters Application Pursuant To Outline Planning Permission 14/02121/Out For The Erection Of 123 Dwellings (Including 37 Affordable Dwellings), Parking, Landscaping And Other Associated Infrastructure Including The Part Discharge Of Conditions 12 (Building For Life 12), 13 (Future Climate Risks Statement), 14 (Noise Assessment), 16 (Means Of Vehicular Access), 17 (Means Of Pedestrian/Cycle Links), 18 (Travel Plan), 19 (Detailed Surface Water Drainage Scheme), 20 (Carbon Minimisation), 24 (Pollution Prevention Scheme For Surface Water), 25 (Biodiversity), 26 (Hedges), 27 (Arboricultural Method Statement), 29 (Landscape And Habitat Management Plan), 30 (Construction Method Statement), 31 (Soil Resources Plan), 34 (Foul Drainage Strategy), 36 (Water Neutrality Strategy) And 37 (Site Waste Management Plan) At Phase 2a**

**Proposed Himley Village North West Bicester Middleton Stoney Road Bicester Oxfordshire**

Thank you for consulting us on this discharge of conditions application. We have no comments regarding conditions 12, 13, 14, 16, 17, 18, 19, 20, 25, 26, 27, 29, 30, 31, 34, 36, or 37. The following comments relate only to condition 24.

We have reviewed the information in line with our planning remit including:

- Surface Water Drainage Strategy and Flood Risk Assessment. P3Eco. December 2014.
- Technical design note Project name Himley Village, Bicester - Reserved Matters Application Design note title Phase 2 Drainage Strategy P02. June 2023.

### **Environment Agency Position**

We have reviewed the submitted documents and **do not consider** that these are sufficient to allow the discharge of condition 24.

### **Reason(s)**

Condition 24 requires a pollution prevention scheme to dispose of contaminated surface water. It is our view that whilst the drainage technical note (and drawing sheets 1 and 2)

show the proposed SuDS schemes, we have not seen detailed information regarding the **hydrological and hydro-geological context** of the development. This is important because groundwater at this site may be very shallow and could interact with the proposed SuDS features, and there could be impacts to shallow groundwater. It is also not stated if the SuDS features are to be lined to prevent seepage to ground and/or to prevent groundwater ingress.

The Surface Water Drainage Strategy and Flood Risk Assessment 2014 states:  
*A site investigation will need to be carried out as part of the detailed design and this could give further consideration to whether any significant groundwater flooding risk to the site exists and to identify where any risk mitigation measures are potentially required as part of the detailed design.*

Information regarding these site investigation details and hydrological and hydro-geological data should be submitted, along with information regarding how the SuDS designs are related to this information, to enable us to comment further.

### **Advice to Applicant - Other Consents**

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity permit.

### **Final comments**

Thank you again for consulting us. Our comments are based on the best available data and the information as presented to us.

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.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

**Sarah Warriss-Simmons**  
**Planning Advisor**

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