

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

Our ref: WA/2024/131062/01-L01

Your ref: 23/03428/OUT

Date: 19 January 2024

Dear Sir/Madam

**Outline Planning Application For The Construction Of Up To 140,000 Sqm Of Employment Floorspace (Use Class B8) With Ancillary Offices And Facilities And Servicing And Infrastructure Including New Site Accesses. Internal Roads And Footpaths, Landscaping Including Earthworks To Create Development Platforms And Bunds, Drainage Features And Other Associated Works Including Demolition Of The Existing Farmhouse
OS Parcel 7921 South Of Huscote Farm And North West Of County Boundary
Daventry Road Banbury**

Thank you for consulting us on the proposed development noted above on 14th December 2024. We have reviewed the information submitted with regards to our remit.

We acknowledge that this application is accompanied by an Environmental Statement. Whilst we have **no objections** to this application, we would like to draw the applicant's attention to the following informative comments:

Connection to mains foul drainage not feasible – advice to applicant

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

Cont/d..

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: <https://www.gov.uk/permits-you-need-for-septic-tanks>

Development using waste or other material for engineering works – advice to applicant

Any development using waste or other material for engineering works may require an Environmental Permit, unless it is exempt from the need for a permit.

Waste transported to and from the development must only be carried by a registered waste carrier.

If planning permission is granted, the applicant should arrange a meeting with the Environment Agency to discuss the permitting implications. Such a meeting is unnecessary where the proposal is exempt from the need for a permit.

For information, the applicant will have to agree a waste recovery plan with the Environment Agency for any activity involving the recovery of waste on land as part of the Environmental Permit (unless the activity is exempt from the need for a permit).

Please contact our National Customer Call Centre (Tel: 03708 506 506) for advice prior to commencing work or to check whether someone is a registered waste carrier on the public register.

For general waste advice please go to - [Waste - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The public register can be accessed at - [Public Registers Online \(data.gov.uk\)](http://data.gov.uk)

Final Comments

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

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

Yours faithfully

Miss Amy Richardson
Planning Officer

E-mail Planning_THM@environment-agency.gov.uk