

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

Our ref: WA/2025/131913/01-L01
Your ref: 24/03259/F
Date: 09 January 2025

Dear Sir/Madam

**The Erection Of Two Use Class B8 Floorspace Units (With Ancillary Office Floorspace (Use Class E(G(I))) With Associated Infrastructure Including: A Building For The Use As An Energy Centre (Details Of The Energy Generation Reserved For Future Approval); Loading Bays; Service Yards; External Plant; Bin Stores, Vehicle Parking (HGV, Lorry, Car And Motorcycle); Cycle Parking, Amenity Areas, Landscaping Including Permanent Landscaped Mounds; Sustainable Drainage Details. Demolition Of Three Vacant Agricultural Building (And Two Smaller Structures) To The North East Corner Of The Site. Access From The Existing Symmetry Park Estate Road.
Land Adjacent To Symmetry Park Morrell Way Bicester OX26 6GF**

Thank you for consulting us on the proposed development noted above, on 12th December 2024. We have reviewed the information submitted with the application.

Environment Agency position

Whilst we have **no objections** to make on this application, we would like to draw the applicants attention to the following informative comment.

Connection to the 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

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soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

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: [Septic tanks and sewage treatment plants: what you need to do: General binding rules for septic tanks and small sewage treatment plants - GOV.UK](https://www.gov.uk/guidance/septic-tanks-and-sewage-treatment-plants-what-you-need-to-do-general-binding-rules-for-septic-tanks-and-small-sewage-treatment-plants)

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

Direct e-mail Planning_THM@environment-agency.gov.uk