

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

**Our ref:** WA/2014/119477/03-L01  
**Your ref:** 14/02067/OUT  
**Date:** 01 May 2015

Dear Mr Ihringer,

**Outline - new build technology park comprising 40,362 sq.m. of office, research and development, laboratory, storage and ancillary space  
Land East of Evenlode Crescent and South of Langford Lane, Kidlington**

Further to our letters of objection dated 09 January 2015 and 01 April 2015 we received further information from Narinder Bangar (The Baynam Meikle Partnership) in an email dated 17 April 2015. We are now in a position to respond

**Environment Agency Position**

We have re-reviewed the Flood Risk Assessment and consulted further with our Groundwater and Contaminated Land Team to determine the likely viability of infiltration on this site. We are now satisfied that the proposed cellular storage for surface water is feasible.

We have no objection to the application as submitted, subject to the inclusion of two conditions, detailed under the headings below, to any subsequent planning permission granted.

Without the inclusion of these condition we consider the development to pose an unacceptable risk to the Environment

**Condition**

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development including appropriate infiltration testing in accordance with BRE 365, has been submitted to and approved in writing by the local planning authority. The drainage strategy should will demonstrate

- surface water run-off generated up to and including the 1 in 100 year (including a 30% allowance for climate change) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.
- surface water runoff will be managed so that it does not contaminate controlled waters

The scheme shall subsequently be implemented in accordance with the approved

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details before the development is completed.

### **Reason**

To prevent the increased risk of flooding, both on and off site.

### **Condition 2**

If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

### **Reason**

To ensure that any unexpected contamination encountered during the developments is suitable assessed and dealt with, such that it does not pose a unacceptable risk to ground or surface water.

### **Further Advice to LPA/Applicant**

The top rock levels plotted on Drawing 12076/101 appear to be incorrectly plotted when compared to the level of the rock stated in the ground investigation report. Using the depth stated in the ground investigation supports the statement in the email of 17 April that the cellular storage will not require excavation into the bedrock.

As part of the ground investigation limited soakage test have been undertaken. As part of detailed design full soakage tests in accordance with BRE365 should be undertaken to inform the final drainage strategy.

Yours sincerely,

**Mr Jack Moeran**  
**Planning Advisor**

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cc Newark Beacon