

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

**Our ref:** WA/2015/121203/01-L01  
**Your ref:** 15/01357/F  
**Date:** 11 September 2015

Dear Mr Lewis,

**Erection of 77 dwellings, creation of new access from camp road, creation of new open space, hard and soft landscaping and ancillary works  
Land East of Larsen Road, Upper Heyford**

Thank you for consulting us on this matter. We received the letter on 19 August 2015 and we are now in a position to respond.

**Environment Agency Position**

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

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

**Condition 1**

If, during development, contamination not previously identified 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**

This development site is located over the Great Oolite Limestone (Principal Aquifer) and the presence of a groundwater receptor is illustrated by springs that emanate to the south of the wider site. It appears that this parcel of land is just outside the boundary of the former RAF airbase and was therefore not within the wider area identified for previous site investigation. Whilst the application form states that the current use of the site is agricultural land, we have no information about any previous uses of this parcel of land. The proximity to a war time airfield might suggest that tipping of wastes could have occurred and it would be prudent to consider this during enabling works. Therefore in

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the event that any visual or olfactory contamination is encountered we would expect that this material would be dealt with in an appropriate manner.

### **Condition 2**

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that ensures that soakaways are not constructed into contaminated land has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

### **Reason**

This development site is located over the Great Oolite Limestone (Principal Aquifer). The proximity to a war time airfield might suggest that tipping of wastes could have occurred on this parcel of land. Therefore in the event that any visual or olfactory contamination is encountered we would expect that the use of soakaways would be avoided in contaminated areas and a new surface water strategy submitted for approval.

### **Condition 3**

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

### **Reason**

The design and access statement refers to this development as being part of the RAF Upper Heyford development. If this is the case then we need to know why it is proposed to use a separate package sewage treatment plant for these 77 dwellings when the original plan for this strategic development was that the existing treatment plant for the camp would be upgraded to a capacity suitable for the entire development. We would expect the development to connect to the existing treatment plant unless there is evidence that this is not physically feasible.

Yours sincerely,

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

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cc West Waddy ADP