

Mr Andrew Lewis
Cherwell District Council
Planning Policy
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2017/123424/03-L01
Your ref: 16/00205/DISC
Date: 05 April 2017

Dear Mr Lewis

Discharge of condition 25 (verification report) of 10/01642/OUT

Heyford Park, Camp Road, Upper Heyford

Thank you for consulting us on the additional detail submitted in relation to this condition.

We have reviewed the letter from Smith Grant Environmental Consultancy dated 08 March 2017 and drawing no. L070317-D01.

There are a number of inconsistencies within the details we have reviewed and we are currently unable to confirm that the required level of remediation has been carried out. We are therefore unable at present to recommend that this condition can be discharged.

Please note that we have no record of being sent a copy of the Remediation Strategy dated May 2014. This would certainly help with our review and request a copy is forwarded at your earliest convenience alongside further clarification of the points outlined below.

Detailed explanation

In the Waterman Remediation Strategy of September 2012 (item 4.1 Tank removal validation), it is stated that:

'In the unlikely event that gross contamination remained within the bed rock an assessment of the risks posed and the practicalities of remediation would be carried out. An appropriate approach would then be agreed with the regulators.'

Whilst we agree that migration of contamination was not taking place (Section 7.3.1 of the Preliminary Ground Investigation Report, May 2012) there is other evidence in the same report that contradicts this statement.

We have seen evidence of hydrocarbon contamination being observed within borehole BH-NSA 43, in the form of sand with a faint hydrocarbon odour. This odour is recorded on the Rotary Borehole record and groundwater was struck at 3.1 m below ground level in a 10 m deep borehole. Borehole BH-NSA 43 is down hydraulic gradient of BH-NSA 06 where free phase LNAPL was encountered (Jomas Factual Report on Ground Investigation at Residual New Settlement Area, Upper Heyford dated April 2012 item 4.7.1. Appendix C of Waterman May 2012 Preliminary Generic Quantitative Environmental Risk Assessment - Preliminary Ground Investigation for the New Settlement Area).

The May 2012 report (item 9.5.3) indicates there is an exceedance of TPH at BH-NSA-43 and the analytical data on page 808 and 1029 provides the evidence of migration of contaminants and even a small concentration is also seen in BH-NSA 42. Results also suggest that the fuel at BH-NSA-43 was not entirely a weathered heavy fuel as considered to be present at BH-NSA-06.

We will be happy to provide further advice on any details submitted to address these concerns.

Yours sincerely

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253
Direct e-mail planning_THM@environment-agency.gov.uk