

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

Our ref: WA/2014/119272/01-L01
Your ref: 14/01932/OUT
Date: 03 December 2014

Dear Sir/Madam

Outline - development of up to 1,000 dwellings together with a mixed use local centre. [including a1 retail up to 1,000 m2, financial services (a2), restaurants, pubs and takeaways (a3, a4, a5), community uses (d1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including d2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road. Os parcel 7400 adjoining and south of Salt Way, Banbury

Thank you for your consultation, which we received on 21 November 2014.

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

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 hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in



accordance with the approved details before the development is completed.

The scheme shall also include:

- Total runoff rate from all storm events up to and including the design event restricted to 60 litres/second.
- Details of the surface water drainage arrangements, outlining how any contamination risks will be mitigated

Reason

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

Condition 2

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

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

Condition 3

No development approved by this permission shall be commenced until a scheme for the improvement of the existing sewerage system has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. No occupation of dwellings approved by this permission shall occur until the scheme for improvement of the existing sewage system has been completed.

Reason

In order to protect the water quality of nearby watercourses.

Yours faithfully

Mrs Cathy Harrison
Planning Advisor

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cc David Lock Associates