

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

Our ref: WA/2014/119272/02-L01
Your ref: 14/01932/OUT
Date: 3 June 2016

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 consulting on the additional information submitted for proposed development noted above. Due to resourcing issues we apologise for the delay in sending you our response.

Please note that since our previous response dated 3 December 2014, there has been changes in our role as statutory consultees. Since April 2015 the Lead Local Flood Authorities (LLFA) have the responsibility for providing planning application advice on surface water drainage. Therefore, we recommend that you consult the relevant LLFA for their comments in relation to the risk of flooding from surface water.

We require that conditions 2 and 3 as detailed in our letter dated 3 December 2014, our reference WA/2014/119272/01-L01 are included to any subsequent planning permission granted. Without the inclusion of these two conditions we consider the development to pose an unacceptable risk to the Environment.

Please find below a copy these conditions for your reference.



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.

Final comments

Once again, thank you for consulting us. Our comments are based on our available records and the information submitted to us.

If you have any queries please feel free to contact me.

Yours faithfully

Miss Donatella Cillo
Sustainable Places | Planning Advisor

Direct dial 020302 58677

Email: planning-farnham@environment-agency.gov.uk