

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

**Our ref:** WA/2016/122255/01-L01  
**Your ref:** 16/00263/F  
**Date:** 28 April 2016

Dear Sir/Madam

**Demolition Of Buildings 485 And 488 And The Erection Of 43 Dwellings With Associated Parking, Infrastructure, Landscaping And Public Open Space**

**Buildings 485, 488 And Land Surrounding Those Buildings (Dorchester Phase 6) Heyford Park Camp Road Upper Heyford OX15 5HD**

Thank you for consulting us on the proposed development noted above. Due to resourcing issues we apologise for the delay in sending you our response and for any inconvenience caused. We have reviewed the information submitted with regards to our remit and we have the following comments.

**Environment Agency Position**

We have no objection to the proposal as submitted. However, we consider that planning permission could be granted to the proposed development if the following **PLANNING CONDITION** is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

**Condition**

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**

The site lies above a principal aquifer and historical uses of the site may have caused contamination to be present which could pose a risk to groundwater.

This condition is sought in accordance with paragraph 109 of the National Planning Policy Framework (NPPF) which states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.



**Final Comments**

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

Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

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

Yours faithfully

**Miss Donatella Cillo**  
**Sustainable Places | Planning Advisor**

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