**From:** Planning\_THM
**Sent:** 11 February 2019 10:14
**To:** James Kirkham
**Subject:** RE: 18/02147/OUT Stone Pits

Dear Mr Kirkham

Thank you for your email.

This planning application is for development we do not wish to be consulted on.  Please see the attached which was issued to your council to screen applications before sending to us.   **Please only consult us on planning applications that fall within the categories in the attached list.**

**For development that falls within a flood risk area:**

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA).  Please refer to this in accordance with the table below.  Please consult the Environment Agency for development **not** covered by FRSA.

|  |  |
| --- | --- |
| **Flood Zone 3** | **Minor development** |
| **Non-domestic extensions of 250 square metres or less** |
| **Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)****Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions** [**https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones**](https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones) |
| **Flood Zone 2** | **Minor development** |
| **Non-domestic extensions of 250 square metres or less** |
| **Water compatible,****more vulnerable (except landfill, a waste facility or a caravan site),** **less vulnerable (except agricultural or forestry, a waste treatment site, a water treatment plant or a sewage treatment plant)****Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions** [**https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones**](https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones) |

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Samuel Pocock

Planning Advisor, Thames Sustainable Places Team
**Environment Agency** | Red Kite House, Wallingford, OX10 8BD

Planning\_THM@environment-agency.gov.uk
External: 0208 4745075





**From:** James Kirkham [mailto:James.Kirkham@cherwellandsouthnorthants.gov.uk]
**Sent:** 07 February 2019 09:45
**To:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>
**Subject:** 18/02147/OUT Stone Pits

Dear Sirs

**18/02147/OUT – Outline application for up to 21 dwellings**

**Stone Pits Hempton Road, Deddington, Banbury, OX15 0QH**

I have this planning application on a green field site.   Whilst the EA are not a statutory consultee the site is situated over an aquifer and also is potentially contaminated land.   Concerns have been raised that the use of infiltration methods could impact on ground water .   Is this something the Environment Agency would comment on?

Thanks you

Kind regards

**James Kirkham BA (Hons) MSc MRTPI**

**Principal Planning Officer – General Developments Planning Team**

Development Management

Place and Growth Directorate

Cherwell District Council and South Northants District Council