

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

**Our ref:** WA/2016/123334/01-L01  
**Your ref:** 16/02446/F  
**Date:** 17 February 2017

Dear Mr Lewis

**Erection of 297 residential dwellings (use class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works.  
Heyford Park, Camp Road, Upper Heyford, Bicester.**

Thank you for your consultation on the above planning application.

### **Environment Agency position**

We **object** to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to surface water quality can be safely managed.

### **Reason**

We appreciate the site currently has a private sewage treatment works, we are concerned that there could be insufficient capacity at this works to cope with this development. It was proposed in an earlier development at Heyford Park (for 1075 dwellings) that this facility would likely be upgraded and adopted by a commercial sewerage provider. The provision for dealing with foul sewage should be addressed as a priority.

We understand that effluent from the sewage works will be discharged to the Leys Farm Drain/ Gallos Brook. Since there are other developments in the area discharging effluent to this stream and the scale of growth proposed in this area, we are concerned that the environmental capacity of this stream and the infrastructure capacity to receive increased discharges may be exceeded. We are aware of infiltration in the current network on site which, along with growth, is likely to lead to surges in flow within the system during rainfall or high groundwater levels. Foul sewers are not intended to

Cont/d..



convey high levels of infiltration or surface water and the sewage treatment works (STW) will not operate efficiently with such variations in volume and sewage strength. This could then lead to a deterioration in water quality in the Gallos Brook.

Therefore we need to see a full drainage strategy which will need to include an infiltration drainage strategy in order for us to be assured that the proposed development will not cause a deterioration in water quality of the Gallos Brook.

The National Planning Policy Framework paragraph 109 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.

#### Notes to local planning authority regarding decision

If the Local Authority are minded to grant permission against our recommendation, we request the Local Authority reconsult us for further representation. Please note we may have comments and conditions in other areas of remit following reconsultation.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

#### **Informative**

##### **Environmental permit – Foul drainage**

The foul drainage and contaminated surface water associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. This is a separate consent from planning permission. The applicant is advised to contact the Environment Agency on **08708 506 506** for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (<http://www.environment-agency.gov.uk>).

If you have any questions please don't hesitate to contact me.

Yours sincerely

**Ms Michelle Kidd**  
**Planning Advisor**

Direct dial 02030259712

Direct e-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

cc Pegasus Planning Group