

## Andy Bateson

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**From:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
**Sent:** 11 August 2022 16:42  
**To:** Andrew Lewis  
**Subject:** RE: EA response to 18\_00825\_HYBRID(1).PDF

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Hi Andrew,

My apologies for the delay in responding, we are very behind with emails and consultations due to staffing issues.

I can confirm that the proposed conditions as written below are acceptable in terms of the EA remit.

Many thanks,

Sarah

### Sarah Green

Planning Advisor, Thames Sustainable Places Team  
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**From:** Andrew Lewis <Andrew.Lewis@Cherwell-DC.gov.uk>  
**Sent:** 27 April 2022 14:55  
**To:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
**Subject:** EA response to 18\_00825\_HYBRID(1).PDF

Please find below an extract of the draft conditions for the masterplan application at Heyford Park. Your original letter containing your requested draft is attached for convenience. Annoyingly i cannot copy the track changes but the two main alterations are (using my numbering system)

condition 41-we have deleted subclause (i) as we do not think it required now-please see the snip below

And we have amalgamated your two foul water drainage scheme conditions, 44 and 45. Is that ok?

	Environment Agency-Remediation Strategy		
41	<p>No operational development hereby approved shall commence in a phase of development until a remediation strategy to address the risks associated with contamination of that phase has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:</p> <ol style="list-style-type: none"> <li>1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.</li> <li>2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</li> <li>3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</li> </ol>	Part 1 has already been fulfilled and therefore shouldn't have to submit it under this condition.	

	<p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. (Note: The Environment Agency has reviewed the Hydrock Ground Conditions Desk Study for Heyford Masterplan, Heyford Park, Oxfordshire dated March 2018; Chapters 10 Hydrology and Flood Risk and 11 Ground Conditions and Geology from the Environmental Statement and the Hydrock Flood Risk Assessment and Drainage Strategy for Heyford Park, Upper Heyford dated September 2017 and is satisfied that part 1 of this condition has been fulfilled.)</p> <p>Reason This former RAF base is located over the White Limestone (Great Oolite) that is classified as a Principal Aquifer. Due to the potential for disturbance of historic contamination to impact on groundwater quality, this Principal Aquifer needs to be protected during development of this site.</p>		
	Environment Agency-Verification Report		
42	<p>Prior to any operational development within a phase or sub-phase being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy approved under Condition 41 and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason This site is located over a Principal Aquifer (Great Oolite White Limestone) and there is the potential for contamination to be present in the soils from previous use of this site as an RAF Air Base. Demolition and construction might result in disturbance of petroleum hydrocarbons that could impact on the groundwater quality of the Principal Aquifer</p>	Add phasing	
	Environment Agency-No infiltration		
43	<p>No infiltration of surface water drainage is permitted into the ground at Heyford Park, Camp Road, Upper Heyford OX25 5HD (in areas that coincide with Petrol Oil Lubricants stations or historic landfill) other than with the prior written consent of the Local Planning Authority. The development shall be carried out in accordance with any details approved.</p> <p>Reason Infiltration drainage should be avoided in areas where contamination has been identified or in areas of historic use where there is the potential for contamination to be present in soils.</p>		
	Environment Agency- foul water drainage scheme-1		
44	<p>Prior to the commencement of development on a phase or sub-phase of development, a foul water drainage scheme must be submitted to and</p>		

	<p>approved in writing by the local planning authority. The foul drainage strategy should include a sewer infiltration reduction plan, proposed phasing of required network and STW upgrades in line with the phasing of the developments proposing to drain to the on-site STW, further information on the proposal to offer the network and STW for adoption by either the incumbent sewerage undertaker or a sewerage undertaker appointed by Ofwat under a New Appointment or Variation (NAV).</p> <p>The scheme shall be implemented as approved and completed prior to the development being brought into use.</p> <p>Reasons This development site at the former RAF base at Upper Heyford is directly over the White Limestone (Great Oolite) which is a Principal Aquifer. The proposal is to discharge foul effluent to the existing sewage works 'that is to be refurbished to address issues of capacity, reliability and monitoring following re-development of the site'. The upgrade for this development should be of sufficient capacity to serve both existing, approved and proposed developments. If required upgrades in the network and STW are not in place prior to the occupation of the dwellings this poses a risk to the receiving water environment and Water Framework Directive (WFD) status. The cumulative impact from this site and its neighbours is likely to exceed the permitted flow limit at the on-site STW. Due to infiltration into the sewer in addition to the cumulative impact of growth within the STW catchment, there are concerns with the ability of the current drainage to cope. This could lead to sewage spills or reduced treatment efficiency at the STW during times of high infiltration.</p>		
45	Environment Agency- foul water drainage scheme-2 merged with 44 REMOVED		Environment Agency- foul water drainage scheme-2 merged with 44

✘	<u>Environment Agency Remediation Strategy</u> ✘	✘
41✘	<p>No <del>operational</del> development hereby approved shall commence <del>in a phase of development</del> until a remediation strategy to <del>deal with</del> the risks associated with contamination of <del>the site that phase</del> has been submitted to, and approved in writing by, the Local Planning Authority. This strategy <del>will</del> <u>shall</u> include the following components: <del>¶</del></p> <ul style="list-style-type: none"> <li><del>i. → A preliminary risk assessment which has identified: <del>¶</del></del> <ul style="list-style-type: none"> <li><del>• all previous uses; <del>¶</del></del></li> <li><del>• potential contaminants associated with those uses; <del>¶</del></del></li> <li><del>• a conceptual model of the site indicating sources, pathways and receptors; and <del>¶</del></del></li> <li><del>• potentially unacceptable risks arising from contamination at the site. <del>¶</del></del></li> </ul> </li> <li><del>ii. i. → A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all</del></li> </ul>	Part 1 has already been fulfilled and there shouldn't have to submit it under this condition.✘

Hope that is clear but if not please dont hesitate to ring me

As always, an expeditious response would be really appreciated

Regards

Andrew Lewis

**Andrew Lewis**  
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