

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

Our ref: WA/2014/117209/01-L01
Your ref: 14/00241/F
Date: 26 March 2014

Dear Mr Howden,

Demolition of existing dwelling and erection of 4 bed one and a half storey dwelling.

Dairy Cottage Main Street Wendlebury Bicester OX25 2PR

Thank you for consulting us on the above application which we received on 6 March 2014. We have the following comments to make.

Environment Agency Position

As the redline boundary of the site includes areas of Flood Zone 2 and 3 (adjacent to the Wendlebury Brook) the application should be accompanied by a Flood Risk Assessment (FRA) in strict accordance with the National Planning Policy Framework (NPPF). However, a review of the proposed plan indicates the proposed building lies well outside of these areas.

We therefore have **no objection** to the planning application as submitted, subject to the inclusion of one planning condition on any subsequent planning permission granted.

Without the inclusion of this condition we consider the development to pose an unacceptable risk to the environment.

Condition

No development or land raising shall be undertaken in the areas of the site shown as Flood Zone 2 or 3 on the Environment Agency's Flood Map (Flooding for Rivers and the Sea).

Reason

To ensure flood risk is not increased on site or elsewhere in accordance with paragraph 103 of the NPPF.

Advice to applicant

Under the terms of the Water Resources Act 1991, and the Thames Region Byelaws, 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 (EIGHT) metres of the top of the bank of

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the Wendlebury Brook , designated a 'main river'.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Ms Susie Byrne
Planning Advisor

Direct dial 01491 828311

Direct e-mail planning-wallingford@environment-agency.gov.uk

cc The John Phillips Planning Consultancy