
From: Simon James [REDACTED]
Sent: 24 April 2019 07:38
To: nsi.planning2@pins.gsi.gov.uk
Subject: Ref: APP/C3105/W/19/3220463. 8 Rectory Close Wendlebury OX25 2PG

Good Morning.

Please find below comments from our Consultant who prepared the Flood Risk Assessment in response to the comments made by Cherwell District Council in their Statement.

I would be grateful if you could make sure that the Inspector sees these comments please.

Regards
Simon James

From: Jennifer Hill [REDACTED]
Sent: 23 April, 2019 18:00
To: Simon James
Subject: Re: Hooke, 8 Rectory Close Wendlebury

Hi Simon,

Thank you for your call earlier today.

Please see below my response to the LPA comments:

- The proposed development lies within Flood Zones 2 and 3 as identified by the Environment Agency

Although the site is shown to intercept Flood Zones 2, 3 and 1, the proposed dwelling has been located in Flood Zones 1 or 2 only. Furthermore, the model data indicates that flood depths at this location are very shallow (less than 1cm in depth). Therefore, it was concluded that the site plan design had applied a sequential risk-based approach to minimise the flood risk to the new development.

- ...the absence of a suitable Flood Risk Assessment has not been demonstrated that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding

It is not the place of a FRA to assess alternative sites for development, rather the Sequential Test. In this instance the Sequential Test would be a purely academic process as the developer (owner of 8 Rectory Close) has no alternative land holding to consider. Therefore, a sequential approach to site development (as has been applied) is more appropriate.

Kind regards,
Jenny

From: Simon James [REDACTED]
Sent: Thursday, April 18, 2019 1:41 PM
To: Jennifer Hill
Subject: Hooke, 8 Rectory Close Wendlebury

Hi Jenny.

I would be grateful if you could look through the attached statement that Cherwell District Council have submitted to the Planning Inspectorate in defence of the Appeal we have lodged against their refusal of the Planning Application.

They seem to be relying quite heavily on the Flood risk issues and I was wondering if there is anything we can say to challenged what they are claiming.

Regards
Simon



Scanned by [McAfee® Total Protection™](#) and confirmed virus-free.

JBA Consulting, 8A Castle Street, Wallingford, Oxfordshire, OX10 8DL. Telephone: +441491836688

WEM Framework Suppliers 2013-2019. Visit our new website at www.jbaconsulting.com.

The JBA Group supports the JBA Trust. [Follow us on Twitter @JBAConsulting](#) This email is covered by the [JBA Consulting email disclaimer](#)

JBA Consulting is a trading name of Jeremy Benn Associates Limited, registered in England, company number 03246693, South Barn, Broughton Hall, Skipton, North Yorkshire, BD23 3AE.



This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
