

George Smith
Cherwell District Council
Planning Policy
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2018/125271/01-L01
Your ref: 18/00848/F
Date: 14 June 2018

Dear George

Erection of new detached dwelling with integral garage

8 Rectory Close, Wendlebury, Bicester, OX25 2PG.

Thank you for consulting us on the proposed development noted above. We have reviewed the information submitted with regards to our remit.

This includes the submitted Flood Risk Assessment, dated February 2018, prepared by JBA consulting and Block Plan dated 10 March 2017 prepared by John E Wright

Environment Agency Position

The proposed development will only be acceptable and meet the requirements of local and national planning policy if the **PLANNING CONDITION** as noted below are included on the associated decision notice. Without these conditions the proposed development poses an unacceptable risk to people and the environment and we would object to the scheme as submitted.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- All development must lie outside of Flood Zone 3, as per the FRA.
- All development should be carried out in line with the drawings submitted.
- Finished floor levels must be set at 64.83mAoD in accordance with the FRA, 600mm above the flood level.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Cont/d..

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Advice to Applicant

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). An environmental permit is in addition to and **a separate process from obtaining planning permission**. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Final Comments

Once again thank you for consulting us. Our comments are based on our available records and the information as submitted to us.

Please provide a copy of the decision notice for our records. This would be greatly appreciated.

If you have any queries please feel free to contact me.

Yours sincerely

Mr David Rowley
Sustainable Places Specialist

Direct dial 0208 4746915

Email planning_THM@environment-agency.gov.uk