

From: Mark Jones

Sent: Thursday, October 24, 2019 9:26 AM

To: Planning_THM@environment-agency.gov.uk

Cc: Planning <Planning@Cherwell-DC.gov.uk>; Samantha Taylor <Samantha.Taylor@Cherwell-DC.gov.uk>

Subject: Land Adjoining and West of Bloxham Recreation Ground, South Newington Road,

Your Ref: WA/2019/127068/01-L01

Planning Ref: 19/01705/OUT

Mr Samuel Pocock

Objection 1 reply

Although a limited area of the site to the northeast is within Flood Zone 3 the majority of the site is within Flood Zone 1. The proposed development area and the attenuation basin is shown within Flood Zone 1. We have attached an overlay of the published flood zones mapping across the development framework plan for your information. See Appendix F within the FRA.

Thus, there will be no residential development within Flood Zone 3 a or b.

The development is not within the Functional Floodplain.

The NPPF and PPG have been considered in the layout as the proposed housing development has been positioned within Flood Zone 1.

Objection 2 reply

As the development area for the residential properties has been positioned within Flood Zone 1 we believe that paragraphs 30-32 of the PPG have been addressed.

The development has been positioned away from the flood risk areas.

The impacts of climate change have been utilised in considering the finished floor levels of the proposed properties and believe that the use of the estimated climate change addition based upon the 1000 year flood extents for the design flood level is appropriate. With the additional 600mm freeboard the finished floor levels this should be a reasonable safety factor.

If you consider the shape and levels of the ground around the site the area to the north is significantly below the site level. It is likely that the majority of the excess flows from the watercourse to the north of the site boundary would flow to the north thus, it is unlikely there would be a significant increase in the flood extent within the site.

I have included a longitudinal profile of the ground based upon LiDAR the shows that the overall ground level falls to the north.

Regards

Mark



Mark Jones
Associate
LK Consult | 0161 763 7200
Manchester | London | Liverpool | Glasgow |
www.thelkgroup.com

I N C R E A S I N G L A N D V A L U E





