

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

Our ref: WA/2019/127046/03-L01
Your ref: 19/01740/HYBRID
Date: 12 March 2020

Dear Ms Owens

Outline planning permission (all matters reserved except for access) for up to 23,400sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas; and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping

Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Thank you for re-consulting us on the above application following the submission of the Flood Risk Assessment and Drainage Assessment, prepared by Bailey Johnson Hayes Consulting Engineers, reference S1358, issue/revision 3, dated 13 February 2020 and the Flood Risk Impact Assessment modelling report, prepared by JBA Consulting, reference A1-C01, dated February 2020.

We are pleased to see that the applicant has carried out detailed hydraulic modelling to inform the design of the proposed development. We have now had an opportunity to review this modelling and based on the results are satisfied that the model is fit for the purpose of supporting the applicant's Flood Risk Assessment.

Having reviewed the Flood Risk Assessment and Drainage Assessment, prepared by Bailey Johnson Hayes Consulting Engineers, reference S1358, issue/revision 3, dated 13 February 2020, we consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we therefore **withdraw our previous objection**, dated 27 December 2019.

Environment Agency Position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition** is included.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Assessment, prepared by Bailey Johnson Hayes Consulting Engineers, reference S1358, issue/revision 3, dated 13 February 2020, and the following mitigation measures it details:

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- Finished floor levels are set no lower than 64.49m above Ordnance Datum (AOD).
- 7878m³ of compensatory floodplain storage shall be provided as shown in table 4.2 – Floodplain compensation volumes vs floodplain loss volumes.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

This condition is sought in accordance with paragraph 163 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere. In particular to:

- To reduce the risk of flooding to the proposed development and future occupants.
- To prevent flooding elsewhere by ensuring that compensatory storage of floodwater is provided.

Final comments

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Mr Samuel Pocock
Planning Advisor

Direct dial 0208 474 5075

Direct e-mail Planning_THM@environment-agency.gov.uk