

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

**Our ref:** WA/2019/127044/03-L01  
**Your ref:** 19/01746/OUT  
**Date:** 12 March 2020

Dear Ms Owens

**Outline planning permission (with all matters reserved excluding access) for up to 10,200sqm of B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works**

**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:

- Finished floor levels are set no lower than 64.49m above Ordnance Datum (AOD).
- 7878m<sup>3</sup> of compensatory floodplain storage shall be provided as shown in table 4.2 – Floodplain compensation volumes vs floodplain loss volumes.

Cont/d..

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](mailto:Planning_THM@environment-agency.gov.uk)