

**From:** Planning\_THM <[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)>  
**Sent:** 20 February 2020 10:39  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Subject:** RE: Planning notification for application reference: 20/00293/OUT

Dear Sirs/Madams

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.**

Ensuring your Authority **ONLY** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

**For development that falls within a flood risk area:**

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

<b>Flood Zone 3</b>	<b>Minor development</b>
	<b>Non-domestic extensions of 250 square metres or less</b>
	<b>Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)</b>  Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>
<b>Flood Zone 2</b>	<b>Minor development</b>
	<b>Non-domestic extensions of 250 square metres or less</b>
	<b>Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant)</b>  Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones">https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones</a>

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Samuel Pocock  
Planning Advisor, Thames Sustainable Places Team  
**Environment Agency** | Red Kite House, Wallingford, OX10 8BD

Normal working hours:  
Thur– 8am – 4pm  
Frid – 8am – 4pm

[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)  
External: 0208 4745075



**From:** CDC Development Management [<mailto:planning@cherwell-dc.gov.uk>]  
**Sent:** 17 February 2020 16:54  
**To:** Planning\_THM <[Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)>  
**Subject:** Planning notification for application reference: 20/00293/OUT

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [www.cherwell.gov.uk](http://www.cherwell.gov.uk) Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil) Follow us on Twitter @Cherwellcouncil

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