

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

Our ref: WA/2021/129266/02-L01
Your ref: 21/02286/F
Date: 09 December 2021

Dear Sir/Madam

Construction of a coffee unit with drive-thru facility and indoor seating with associated access, car parking, landscaping and servicing parking

Land north west of Launton Road roundabout adjoining Skimmingdish Lane, Caversfield

Thank you for consulting us on the above application on 22 October 2021, following the submission of additional details.

We have considered the following details in making this response:

- Letter, reference P680020-FRA L01, dated 13th October 2021 from RSK LDE LIMITED to Cherwell District Council.
- Drawing 220029/FV100 revision P1, FLOOD VOLUMES SECTION LAYOUT PLAN.
- Drawing 220029/FV101 revision P3, FLOOD VOLUMES SECTIONS 1 OF 3
- Drawing 220029/FV102 revision P3, FLOOD VOLUMES SECTIONS 2 OF 3
- Drawing 220029/FV103 revision P3, FLOOD VOLUMES SECTIONS 3 OF 3

These revised details have reduced the underground storage tank requirement to 36.5m³. While this is less than previously proposed, it is still substantially more than we agreed with the applicant during pre-application discussions and we are not satisfied that this method in this volume is acceptable.

In addition, we note that the excavation required to provide the proposed floodplain compensation area is detailed only on cross sections. Without a plan it is hard to establish whether the information shown on the sections is practical and achievable. It will be necessary for the applicant to submit a plan showing the floodplain compensation storage area and detail the ground levels required for the area, consistent with the sections.

The submitted detail is not sufficient to address our earlier concerns. We therefore **maintain our objection** as set out in our response dated 13 September 2021.

Overcoming our objection

To overcome our objection, the applicant should amend the proposal and submit a revised FRA which addresses our concerns. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

During pre-application discussion with the applicant, it was agreed that flood storage for the tank system would equate to 30m³. While the tanked storage now required is significantly less than previously proposed, a system of 36.5m³ is a 20% increase over the agreed proposal. We consider this to be inappropriate for this level of compensation. We have previously advised on the use of open voids within the design of the building as a possible solution, however the applicant has discounted this due to other constraints. Therefore, additional land suitable for level for level flood storage should be sought or the development revised to reduce the amount of flood storage being lost.

Closing comments

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of a condition/conditions on any subsequent approval.

Please refer to our previous response dated 13 September 2021 for additional advice.

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

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253

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