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Our ref: P680020-FRA L03
Your ref: 21/02286/F

11th July 2022

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

Re: 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

Please find attached a copy of the updated Flood Risk Assessment for the above application site. This report has been produced to reflect the consultation responses from the Environment Agency and our replies and updates since the original submission.

As you are aware, there are ongoing discussions with the Environment Agency to resolve the outstanding objection on flood risk grounds. We believe we have responded to these issues, however overdue responses from the Environment Agency have led to significant delays. The latest update is that the previously agreed hydraulic model has been revisited and updated to reflect the latest climate change allowances in order to further refine the flood compensation requirements. This model was submitted to the Environment Agency for review on 7th April 2022 and we are yet to receive a formal response. It should also be reiterated that the model review should not be a complex task as the only variation to the agreed model files (approved by the EA in May 2020) is the river inflows with the latest climate change allowances included. The flood compensation proposals have progressed on the basis that there should be no further objections on the application. These proposals include the updated flood compensation details based on the flood levels produced from the updated hydraulic model results.

On the basis of the above, I ask you to review the revised flood risk assessment which has been set out to clearly illustrate the consultation responses with the Environment Agency and how we believe each of the comments have been addressed.

To summarise:

1. We are currently awaiting a response to the submitted hydraulic model files. The model is based on the previously submitted model which was deemed fit for purpose (email from Environment Agency 27th March 2020), with the only amendment being revised inflows based on the latest climate change allowances;
2. Following initial pre-app discussions with the Environment Agency it was agreed that the principle of the flood attenuation tank is acceptable based on an initial estimate of a 30m³ requirement, the finished floor levels would be set no lower than the 100 year plus 35% climate change allowance (this was the climate change allowance at the time of the pre-app discussions);
3. In compliance with the above point, the FFL's were set at the 100 year plus 35% climate change allowance (at the time of the pre-app), and this point is not contested by the Environment Agency;



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4. An updated hydraulic model was submitted to the Environment Agency for review in April 2022, the updated model reflects the climate change allowances that were in place at the time of the submission of the application;
5. The latest flood compensation requirements as based on the results of the revised flood model (submitted to the Environment Agency 7th April 2022) and are in compliance with those requirements as agreed at the pre-app stage (i.e. tank size of no more than 30m³). These latest plans have been submitted to the Environment Agency and we await a response;
6. The flood attenuation required by the tanks is approximately 17m³, however the proposals allow for a 30m³ tank to be installed, offering an additional 13m³ of floodplain storage. This is in addition to the significant wider floodplain storage of 99m³ as a result of the development. This is not a requirement of the application, however the applicant seeks to offer a betterment in terms of flood risk for the wider area, which should be supported by the Environment Agency.

The current situation is that we are awaiting a formal response from the model review process for the model files submitted in early April, however, once resolved the Environment Agency will be in a position to remove their objection allowing the application to be approved.

We trust this information is sufficient for your immediate needs, however please do not hesitate to contact the undersigned if you require any further information.

Yours sincerely

RSK LDE LIMITED

A handwritten signature in black ink, appearing to read 'Colin Whittingham', is written over a light blue horizontal line.

Colin Whittingham

Associate Director BSc (Hons) MSc MCIWEM C.WEM PIEMA