

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

Our ref: WA/2021/129266/04-L03
LPA ref: 21/02286/F

Date: 02 September 2022

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 re-consulting us on the above application following the submission of amended or revised details.

We have reviewed the following submitted detail:

- Covering letter reference P680020-FRA L03 from RSK, dated 11 July 2022
- Flood Risk Assessment reference 680020-R1(02)-FRA dated July 2022

Further to our previous response of 06 April 2022, we received the flood risk modelling undertaken by the applicant to determine the expected climate change flood level being used to inform the Flood Risk Assessment (FRA) for this development. On 12 August we advised both your Authority and RSK that the modelling was not considered suitable to inform the FRA and provided detailed comments on our concerns and how to overcome them.

The FRA submitted to your Authority dated July 2022, that you are seeking our comment on through this consultation, is using the outputs from the flood risk modelling referred to above. We have reviewed the amended FRA and have provided our comments on this below. However, please be aware that if the modelling is revised to overcome our concerns, the FRA (particularly the floodplain compensation scheme) may also need to be revised to take into account any changes to flood levels/extents. Our comments are therefore made without prejudice pending any further revisions to the FRA based on the results of any revised flood risk modelling.

Did you know the Environment Agency has a **Planning Advice Service**? We can help you with all your planning questions, including overcoming our objections. If you would like our help please email us at planning_THM@environment-agency.gov.uk

The FRA reference 680020-R1(02)-FRA dated July 2022 does not satisfactorily address our earlier concerns. We therefore **maintain our objection** to this application.

The FRA has been compiled using fluvial modelling which is yet to be deemed suitable to inform the FRA. The applicant should address the concerns and actions we highlighted on 12 August 2022 and return any additional information requested to enable a further review.

We welcome that further information in relation to the proposed floodplain compensation scheme has been provided, including the spreadsheet/values at the end of Appendix I of the amended FRA which we have viewed alongside the Flood Volumes Section Layout Plan (drawing number 220029/FV100, revision P5, dated 5 May 2022).

It is still difficult to understand if the scheme would be hydraulically connected. For example, from comparing the spreadsheet values and the Layout Plan, it appears that the 2.88m³ of proposed volume between 69.16-69.26mAOD on the main development site would not be accessed until a flood level of approximately 69.30-69.33mAOD is reached. No commentary on this has been provided, but it appears that sufficient compensation is provided for this lowest slice (69.16-69.26mAOD) by lowering areas of raised land outside the main development site as shown on the Flood Volumes Section Layout Plan. We request that further clarity is provided on this and how the compensation is hydraulically linked at other levels/slices.

This can be shown by including plan/s which clearly mark the extents of each compensation slice so we can visually see how they are hydraulically connected. These extents should be based on the exact areas the applicant is lowering for each slice. It is not possible to view the individual compensation slices in the applicant's submitted plans.

We also suggest that the applicant summarises the information in their spreadsheet/values page into a single table that includes: existing and proposed volumes on the main site, existing and proposed volumes in the two areas where land is to be lowered on the wider site, and the differences between these volumes for each slice.

It is our understanding that two storage tanks are proposed to provide compensation for the highest 'slice'. The inlets/openings to these tanks are proposed at 69.535 and 69.635mAOD, and it appears that each tank would have a 15m³ capacity (total 30m³). By setting the lower opening at 69.535m AOD, it appears this would provide mitigation for the 69.46-69.56mAOD slice, and not the 69.56-69.66mAOD slice where it is required. We request that the applicant provides clarification on why this is and discusses whether this should opening be raised.

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