

Ms Bernadette Owens
Cherwell District Council
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2021/129319/01-L01
Your ref: 21/02861/SCOP
Date: 17 September 2021

Dear Ms Owens

Scoping opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

OS Parcel 5700 south west of Grange Farm, Street through Little Chesterton, Chesterton

Thank you for consulting us on the above EIA scoping opinion request, which we received on 23 August 2021.

Environment Agency position

We have reviewed the submitted scoping report. Having regard to the Environment Agency's remit, it does not appear that any significant environmental effects are expected which have not already been scoped in to the assessment.

Hydrology, flood risk and drainage

This chapter discusses the likely impact of the proposal on fluvial flood risk both during and following construction. It is stated that a standalone Flood Risk Assessment will be prepared.

We do not expect fluvial flooding to be a major constraint to development on this site and due to the small proportion of land shown to be at risk, it should be feasible to safeguard the floodplain and direct development, through the sequential approach, to areas within Flood Zone 1. This is a key requirement of Local Plan Policy ESD6.

We note that the Wendlebury Brook is proposed to be diverted and a fluvial modelling study undertaken to establish what impact this will have on the extent of flooding. The Wendlebury Brook ceases to be a designated main river to the east of the application boundary at the A41 and the relevant authorisations for diverting the Wendlebury Brook will need to be obtained from the Local Authority.

As the diversion will alter the existing floodplain, it is likely that we will need to review and agree the modelling undertaken for this aspect of the proposal. It would be advisable for the modelling to be submitted to us at an early stage prior to the planning application submission to allow time for the model to be signed off as fit for purpose for informing the Flood Risk Assessment.

We can review the model and Flood Risk Assessment as part of our planning advice service. This pre-application engagement will provide the applicant with some certainty of our position at an early stage and allow any concerns we may have with the modelling to be overcome before formal submission of the application.

As part of this chargeable service, we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. The standard terms of our charged for service are available [here](#). If you would like more information on our planning advice service, including a cost estimate, please contact me directly.

This chapter also refers to the Water Framework Directive and the current classification of waterbodies this site falls within. The Water Framework Directive establishes a legal framework for the protection and promotion of sustainable water management of surface and groundwaters. The Environment Agency's published river basin management plans are strategic plans giving an overview of catchments and waterbody's within the river basin area and identifies the current overall status classification of each waterbody.

The plan covers the whole of the river basin district and does not include detailed and specific measures for any particular location because pressures within the river basin are likely to change over time. Please refer to the catchment data explorer web application to explore and obtain detailed information about the local catchment and waterbody this development is within.

<https://environment.data.gov.uk/catchment-planning/>

A key requirement of the Directive is to ensure that there is no deterioration to the current status and the EIA should demonstrate how the development can contribute to ensuring water bodies achieve good ecological status.

Other environmental policy requirements

The application should be expected to meet the requirements of Local Plan Policy ESD8 – water resources which seeks to ensure water quality is maintained and water resources are sustainable.

Policy ESD10 seeks to ensure that development delivers a net gain in biodiversity with existing features retained and new features included within the design to encourage biodiversity to enhance the value of the site and the local area.

Policy ESD17 requires development proposals to maximise and extend green infrastructure provision.

Closing 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 sincerely

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253

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