

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

Our ref: WA/2021/129457/01-L01
Your ref: 21/03343/F
Date: 11 November 2021

Dear Sir/Madam

Variation of condition 2 (plans) of 19/01740/HYBRID - reword condition to reflect the updated revisions to drawings as well as the inclusion of new ones

Land adj to Promised Land Farm, Wendlebury Road, Chesterton

Thank you for consulting us on the above application on 3 November 2021.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

The application site lies within Flood Zones 2 and 3, which is land defined by the planning practice guidance on flood risk and coastal change as having a high and medium probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that a FRA must be submitted when development is proposed in such locations.

A FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit a FRA which demonstrates whether the proposed amendments to the previously approved scheme will require additional mitigation than that previously assessed and secured by condition 32.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

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