

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

**Our ref:** WA/2021/129425/06-L01  
**Your ref:** 21/03558/OUT  
**Date:** 09 January 2025

Dear Cherwell District Council

**Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained local wildlife site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access**

**Land on the north east side of, Gavray Drive, Bicester**

Thank you for re-consulting us on 11 December following the submission of additional information.

We have reviewed the updated Flood Risk Assessment (FRA) reference 15114-HYD-XX-XX-RP-WENV-0001, rev P06, dated 6 December 2024.

The FRA has been updated to respond to our outstanding concerns with the development proposed at this site which are:

- Application of the sequential approach to ensure no residential properties will be located in an area at risk of flooding
- The provision of level for level flood compensation

The FRA confirms that it will be feasible to ensure that no residential development is located within a flood risk area. The indicative layout shown in the FRA differs slightly from the submitted illustrative masterplan – north west parcel reference P16, September 2021 but we must assume through the submission of the updated FRA that the applicant is satisfied this can be achieved at reserved matters stage.

The FRA says that some ground level raising within the area of flood risk will be necessary to provide a safe, dry vehicular access route in addition to the south eastern drainage feature as shown on the drainage strategy drawing ref 15114-HYD-XX-XX-DR-C-2600-P03 DS. Mitigation for the raised land is to be provided by level for level flood compensation. The applicant has carried out hydraulic modelling of the proposed

compensation scheme and while the results included within the FRA indicate the scheme is feasible, we consider it necessary to review the compensation modelling before we can confidently say it will sufficiently compensate for the raised land, without causing any adverse impact elsewhere.

Due to the significant volume of flood compensation being proposed and its location between proposed housing and the adjacent railway line on the north of the site, we consider it necessary to review the modelling in detail to ensure it is sufficiently robust prior to a decision being made on this planning application.

We therefore **maintain our objection** to this application and request that the applicant submits the full model and associated model report for a detailed review.

#### **Advice to LPA**

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).

This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

Yours faithfully

**Miss Sarah Green**  
**Sustainable Places - Planning Advisor**

Direct dial 0208 474 9253

Direct e-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)