

Cherwell District Council
Bodicote House,
Bodicote,
Banbury
OX15 4AA

Our ref: WA/2022/129578/01-L01

Your ref: 21/04275/OUT

Date: 20 April 2022

Dear Sir/Madam

Outline - with all matters reserved except for access - mixed use development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(A) and F2(B)), hot food takeaways, public house, wine bar); employment area (B2, B8, e(g)); learning and non-residential institutions (class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including NEAPS/LEAPS/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition

Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm, Lords Lane, Bicester

Thank you for consulting us with this EIA application. Part of the application site lies within flood Flood Zone 3 according to our Flood Map for Planning. This is defined as areas having a high probability of flooding in accordance with Table 1 'Flood Risk' of the Planning Practice Guidance.

There are also previous and proposed land uses that may have caused land contamination. These include the former railway line, disused quarries and proposed burial grounds.

Although the site is at outline stage, we need to ensure that the correct principles are established regarding flood risk, and that it is demonstrated that the proposed development is deliverable in accordance with these principles. This is a major development in an area with no detailed flood modelling. The site includes an area of Flood Zone 3 and has an ordinary watercourse running through it. We would expect the applicant to carry out detailed modelling to find the design flood level. They have said that finished floor levels for the development should be built above the 1% annual

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probability climate change flood level to ensure all buildings remain safe from the impact of flooding, but not how they will calculate this.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the submitted FRA fails to demonstrate:

1. That an appropriate design flood level has been calculated for the site - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).
2. That the proposed development has finished floor levels above the 1% Annual Exceedance Probability + climate change flood level.
3. The extent to which the proposed development impacts floodplain storage for the 1% annual probability flood event with an appropriate allowance for climate change (1% + climate change flood event).

For a development of this scale, we would expect you to carry out detailed flood modelling to calculate an appropriate design flood level - i.e. the 1% annual probability flood level with an appropriate allowance for climate change (1% + climate change flood level).

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

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

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us. Please note that subject to our objection being overcome, we have planning conditions we would like to recommend.

If I can be of any further assistance, please contact me directly.

Yours faithfully

Mr Alex Swann
Planning Advisor

Direct dial 020 771 40593

Direct e-mail Planning_THM@environment-agency.gov.uk