
Land at North West Bicester

Technical Note: Response to EA Drainage Comments: 20th April 2022

15th August 2022

1 Introduction

- 1.1 This technical note reviews the comments provided by the Environment Agency (EA) dated 20th April 2022. The EA commentary is noted in *italics* with Brookbanks response noted in **blue**.

2 EA Drainage Comments

- 2.1 *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).*

- 2.2 All built development is located within the current flood zone 1, as defined by the latest Environment Agency mapping, and is therefore outside any risk of flooding. There are areas of flood zones 2 and 3 as illustrated on Figure 6-1 of the Flood Risk Assessment and on the drainage strategy plan (10663-DR-01 F). Figure 2-1 of this note illustrates the existing flood extents against the proposed development parcels.

- 2.3 To further reduce the risk of future flooding, all development is located at a minimum of 25m back from the edge of any watercourse bank.

- 2.4 With all development in flood zone 1, finished floor levels will be above the 1% annual probability flood event with climate change.

- 2.5 As all development is located within flood zone 1, there is no development proposed within the active floodplain of the onsite watercourses.

- 2.6 *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).*

- 2.7 The parameters presented at this outline planning stage clearly show all built development within the site is located within flood zone 1 and set back from any onsite watercourses that could pose a risk of fluvial flooding. This allows for a development that can be built in accordance with NPPF and Table 3: flood risk vulnerability

and flood zone 'compatibility' of the EA's flood risk and coastal change guidance.



Figure 2-1: Existing Flood Extents