

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

Our ref: WA/2022/129863/02-L02
Your ref: 22/01144/F
Date: 04 November 2022

Dear Sir/Madam

Full Planning Application For The Erection Of A New High Quality Combined Research, Development And Production Facility Comprising Of Class B2 Floorspace And Ancillary Office Floorspace With Associated Infrastructure Including: Formation Of Signal-Controlled Vehicular Access To The A41 And Repositioning Of Existing Bus Stops; Ancillary Workshops; Staff Gym And Canteen; Security Gate House; A Building For Use As An Energy Centre (Details Of The Energy Generation Reserved For Future Approval); Loading Bays; Service Yard; Waste Management Area; External Plant; Vehicle Parking; Landscaping Including Permanent Landscaped Mounds; Sustainable Drainage Details; Together With The Demolition Of Existing Agricultural Buildings Within The Red Line Boundary; And The Realignment Of An Existing Watercourse. Os Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Thank you for re-consulting us on the above application following the submission of additional information and thank you for agreeing an additional timeframe for the provision of our comments.

According to our Flood Map for Planning, the application site contains Flood Zones 2 and 3, which is land defined by the Planning Practice Guidance (PPG) as having a medium and high probability of flooding respectively. The proposed development involves a diversion of the ordinary watercourse, the Wendlebury Brook.

Environment Agency position

We have reviewed the submitted documents and they do not satisfactorily address our earlier flood risk concerns. We therefore **maintain our objection** set out as objection 1 in our previous response dated 11 August 2022 (WA/2022/129863/01-L01).

Objection 1

In accordance with Policy ESD 6 of the Cherwell Local Plan 2011 – 2031 (adopted July 2015) and paragraph 167 of the National Planning Policy Framework (NPPF), in the absence of an acceptable flood risk assessment we **maintain our objection** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 22 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, we have reviewed the model submitted to us, and there are a number of issues which need to be resolved (please see separate reports) and the FRA will then need to be updated. Without an adequate model we are unable to assess whether the development is 'safe' and that flood risk will not be increase to the surrounding area.

A diversion of the Wendlebury Brook has been proposed and a number of issues need to be resolved with the modelling provided. Please provide an updated FRA with clear plans and justification of the watercourse diversion in relation to the development and flood risk.

This objection is supported by Policy ESD 6: Sustainable Flood Risk Management of the Cherwell Local Plan 2011 – 2031 (adopted July 2015) and paragraph 167 of the NPPF which state that development should be safe and not increase flood risk elsewhere.

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.

Specifically, the applicant will need to:

- Complete the spreadsheets and return to us for review.
- Update the FRA in accordance with the issues raised in the spreadsheets.
- Provide clear plans and justification of the watercourse diversion in relation to the development and flood risk.

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us. **Subject to our flood risk objection being overcome, we have planning conditions we would recommend in regards to biodiversity and groundwater and contaminated land.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

If you are minded to approve this planning application, contrary to our advice please contact us prior to doing so, to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of condition(s) on any subsequent approval.

Yours faithfully

Miss Chloe Alma-Daykin
Planning Advisor

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