

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

Our ref: WA/2023/130201/02-L01
Your ref: 22/03138/F
Date: 18 August 2023

Dear Sir/Madam

Removal of condition 11 (use of building) of 89/00546/N - condition 11 requires that the building shall be used only for the purpose of B1(a) and B1(b) and for no other purpose whatsoever. Removal of condition 11 will allow the building to be used for any activity specified under class e of the use classes order, as amended September 2020

2-6 Waterperry Court, Middleton Road, Banbury, OX16 4QG

Thank you for re-consulting us on the above application following the submission of additional information. We have reviewed the submitted flood risk assessment dated May 2023, prepared by Innervision Design.

The FRA confirms to our agreement the level and extent of flood risk at this site. The risk of future flood risk has also been considered.

The FRA confirms that internal floor levels are higher than the predicted flood level and so will remain safe from the impact of a flood. However, the basement garage could experience flooding to depths of at least 1 metre in the future and this presents a significant risk to people's safety. It will therefore be essential that the basement is restricted to non-habitable uses and the site is subject to a robust flood risk management plan in order to ensure it can remain safe for existing and future occupants.

Advice to Applicant

Risks from floating vehicles during flood event

This development has been proposed within an area identified as being at risk of flooding and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any vehicles floating or displaced as a result of flooding, would not jeopardise the building's structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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