

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

Our ref: WA/2024/131095/01-L01
Your ref: 23/03611/F
Date: 30 January 2024

Dear Sir/Madam

**Extension Of An Existing Agricultural Building.
College Farm, Main Street, Wendlebury, Bicester, OX25 2PR**

Thank you for consulting us on the proposed development noted above, on 04th January 2024.

The application proposes to extend and agricultural building in Flood Zone 1. However, the access road, which is within the red line boundary, is within 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. There is also a main river on site, we understand no works are taking place within 20 metres from the main river (please re-consult us if this is not the case).

Environment Agency position – flood risk

On this one occasion, given the distance from the proposed built development and works from Flood Zones 2 and 3, we have not assessed the application in detail. We request that you, as the local planning authority, view our standing advice in full before making a decision on this application. The FRSA can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>. We note that the applicant has not submitted an FRA for this application. Paragraph 173, footnote 59 of the National Planning Policy Framework (NPPF) and Policy ESD 6 of the Cherwell Local Plan 2011 – 2031 (adopted 20 July 2015) state that a flood risk assessment must be submitted for development proposals located in Flood Zones 2 and 3.

Please note, the above position is on this occasion only and we may wish to make detailed comments on future applications at this site if constraints within our remit apply.

Safe access and egress – advice to Planning Authority

In accordance with paragraph 169 of the National Planning Policy Framework (NPPF), you must ensure that safe access and escape routes are included. Within the

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application documents the applicant should clearly demonstrate to you that a satisfactory route of safe access and egress to an area wholly outside of the 1% AEP plus an allowance for climate change, is achievable. It is for you to assess and determine if this is acceptable.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise you to formally consider the emergency planning and rescue implications of new development in making decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

We enclose a copy of our safe access and egress guidance statement to assist you with your assessment. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities1environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Final Comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

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.

Yours faithfully

Miss Amy Richardson
Planning Officer

E-mail Planning_THM@environment-agency.gov.uk