

Our Ref : WA/2005/010597-1/1
Your Ref : AW/PLI/24/1/10/2/1



**ENVIRONMENT
AGENCY**

Date : 03 March 2005

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07 MAR 2005	
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FILE NO.	
ACTION BY	BC
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Please note: This is a copy of the Environment Agency's response to the Local Planning Authority.

Dear Sir/Madam,

**ENVIRONMENTAL STATEMENT SCOPING REPORT
LAND OFF BANKSIDE, BANBURY**

FILE REF : LPA4/2 (11)

Thank you for your letter of 18 February 2005 which we received on 21 February 2005. Please accept my apologies for the delay in this response.

The Agency provided information directly to Faulks Perry Culley & Rech on 15 December 2004 in which we informed them of the environmental constraints we would wish to see covered within any Environmental Impact Assessment for this site.

The scoping report submitted sufficiently covers all aspects we requested, however, I would like to reiterate that this site lies within Flood Zone 1 of the Environment Agency's new Flood Zone Maps, effectively lying outside of the floodplain. However, due to the size of the site the Agency would require a full Flood Risk Assessment in line with PPG25 to assess the impact of the volume of surface water runoff likely to be generated following development.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The following websites may also be of use :

www.environment-agency.gov.uk
www.ciria.org.uk
www.pipernetworking.com

Environment Agency

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