

Caroline Ford
Cherwell District Council
Development Management
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2012/113669/04-L01
Your ref: 12/00287/DISC
Date: 20 June 2013

Dear Ms Ford,

Discharge of condition 68 of planning permission 10/01780/HYBRID. Revised plans

NW Bicester Eco Town, Caversfield, Bicester

Thank you for the further information submitted which we received on 13 June 2013.

Having reviewed the proposed river corridor plans (701-321-UA001881-01 sheets 1 and 2), we consider the risk of significant floodplain storage loss to be minimal.

We consider the information submitted to date to be adequate to meet the reasoning for Condition 68 which is to reduce the risk of flooding to the proposed development and future occupants.

However, your Authority should be aware that Condition 68 requires a level for level floodplain compensation scheme which accords with section 3.5 of the approved Flood Risk Assessment (3501-UA001881-UU41R-03). This has not been provided. Instead, plans indicate some ground level raising within areas at risk of flooding, but these locations are thought to be within the tolerance of the hydraulically modelled extents and therefore effectively not at risk of flooding. We acknowledge that the accuracy/tolerances of hydraulic modelling mean that the actual flood extents may be smaller than those shown and therefore the areas of proposed raising may be outside flood risk areas. However, applying the same rationale there is an equal probability that the actual flood extents would be slightly larger than those shown and the potential loss of the floodplain storage greater than anticipated.

We are therefore disappointed as with this being a large greenfield development with relatively limited floodplain constraints, we had anticipated that there would no need to raise levels that are potentially within areas at risk of flooding, avoiding any risk of increasing flooding elsewhere. In particular because this is an Exemplar development which aspires to set high sustainability standards, including ensuring the development is resilient to climate change.

If you have any further queries, please do not hesitate to contact me.

Cont/d..



Yours sincerely

Ms Susie Byrne
Planning Advisor

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cc The Barton Willmore Planning Partnership