

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

Our ref: WA/2013/115328/03-L01
Your ref: 13/01056/OUT
Date: 27 September 2013

Dear Sir/Madam

Outline - up to 200 residential units, access, amenity space and associated works

South Lodge, Fringford Road, Caversfield, Bicester OX27 8TH

Further to our letter dated 19 September 2013, we have reviewed the information submitted by Alistair McShane in emails dated 25 September 2013 regarding runoff rates, attenuation pond, and 26 September 2013 regarding a flood routing plan and page 13 (paragraph 5.9) of the revised FRA. We have the following comments to make.

Environment Agency Position

We are now in a position to **withdraw our objection**, however the proposed development will only be acceptable if the following planning condition is included in any permission granted.

Condition

Development shall not begin until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment for Fringford Road, Bicester (Ref13/0371/4804 revA) and supporting information contained in the Flood Routing Plan, text and other attachments in the two emails received from Alistair McShane date 26/9/13 and the email from Alistair McShane dated 25/9/2013 (enclosing runoff rates.pdf and Attenuation Pond-100yr cc.pdf) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

1. *SuDS schemes as outlined in the FRA.*
2. *Proposed surface water run-off rates will not exceed 29.3 l/s for events up to and including the 100 year event with a 30% climate change allowance.*



Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these.

Advice to LPA on local planning policies

The applicant has met the minimum requirements of the NPPF. The applicant should, as part of the surface water strategy, demonstrate to you that the requirements of any local surface water drainage planning policies have been met and the recommendations of the relevant Strategic Flood Risk Assessment and Surface Water Management Plan have been considered.

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

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

Yours faithfully

Ms Susie Byrne
Planning Advisor

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cc Cerda Planning Ltd