

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

Our ref: WA/2014/117394/01-L01
Your ref: 14/00412/F
Date: 14 April 2014

Dear Sir/Madam

Erection of 26 dwellings comprising 17 private market sale dwellings and 9 affordable dwellings and the provision of a car parking area for 40 vehicles for users of the recreational facilities at Deddington Castle

Land Adjoining And West Of Stonecroft House Clifton Road Deddington

Thank you for consulting us on the above application which we received on 28 March 2014. We have the following comments to make.

Surface Water

The proposed development is located in Flood Zone 1 (low probability) based on our Flood Zone map. Whilst development may be appropriate in Flood Zone 1, paragraph 103 (footnote 20) of National Planning Policy Framework (NPPF) sets out a Flood Risk Assessment should be submitted for all developments over one hectare in size.

We note that a FRA **has** been submitted in support of the proposed development.

The West Thames Area (Environment Agency South East) is operating a risk based approach to planning consultations. As the site lies in Flood Zone 1 and is between 1 and 5 hectares we will not make a bespoke response on surface water. The following standing advice is provided as a substantive response to you. If this advice is used to refuse a planning application, we would be prepared to support you at any subsequent appeal.

In order for the development to be acceptable in flood risk terms we would advise the following:

- Surface water runoff should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre-development runoff rates and volumes or where possible achieving betterment in the surface water runoff regime. (The applicant should contact Local Authority Drainage Departments where relevant for information on surface water flooding.)

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- An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall (20% for commercial development, 30% for residential). See Table 5 of Technical Guidance for NPPF.
- The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.

Attached Guidance & Pro-Forma

We attach some additional guidance which also contains a pro-forma which the developer should complete and return to you. The completed pro-forma can then act as a summary of the surface water drainage scheme on the site and asks the developer to confirm that surface water flood risk will be adequately managed on site so as to not cause an increase in flood risk.

We trust our advice in this letter will assist you in reviewing the surface water measures for the proposed development and in determining the planning application. We recommended that you liaise with your Land Drainage Engineer if you have any additional queries in respect of surface water.

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 Banner Homes Midland Ltd