

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

**Our ref:** WA/2014/118991/01-L01  
**Your ref:** 14/01738/OUT  
**Date:** 29 October 2014

Dear Ms Griffiths,

**OUTLINE - DEVELOPMENT OF 48 HOUSES, ACCESS, OPEN SPACE AND  
LANDSCAPING.  
LAND NORTH OF RAILWAY HOUSE STATION ROAD HOOK NORTON**

Thank you for referring the above application, which was received on 22 October 2014. This letter is the Environment Agency's substantive response to the planning application.

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 do not intend to make a bespoke response to the proposed development. 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 Flooding**

Our flood risk standing advise ([http://www.environment-agency.gov.uk/static/documents/Utility/FRSA\\_LPA\\_v\\_3.1.pdf](http://www.environment-agency.gov.uk/static/documents/Utility/FRSA_LPA_v_3.1.pdf)) contains guidance on what FRAs need to include. Key points for developments in Flood Zone 1 (cell F5) are:

- 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

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Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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contact Local Authority Drainage Departments where relevant for information on surface water flooding.)

- 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 will 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.

### **Final Comments**

We trust the standing advice in this letter will assist you in reviewing the flood risk matters of the proposed development and in determining the planning application. We recommend that you liaise with your Land Drainage Engineer in consideration of the above.

Yours sincerely,

**Mr Jack Moeran**  
**Planning Advisor**

Direct dial 01491 828367

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cc Mr Michael Gilbert