

Cherwell District Council
Development Control
Council Offices Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Our ref: WA/2016/122859/01-L01
Your ref: 16/01645/F
Date: 13 September 2016

Dear Sir/Madam

Erection of 2 no detached dwellings with garages - re-submission of 15/00252/F

Land east of Bridge House and 2 The Villas, Main Street, Wendlebury

Thank you for contacting us the proposed development noted above. We have reviewed the information submitted with regards to our remit.

Environment Agency position

We have reviewed the submitted Flood Risk Assessment reference 15-1749.07.01 dated June 2015 and prepared by Infrastruct CS Ltd. The proposed dwellings are both within Flood Zone 1, therefore, we have **no objections** on flood risk grounds.

Please note that we responded to a similar application on this site, reference 15/00252/F. In our letter, reference WA/2015/120861/01-L01 dated 3 August 2015, we raised concerns regarding the safe access and egress route to the site. We no longer provide comments on safe access and egress, and wish to provide the following advice.

Flood Risk - Safe Access and Egress

The proposed development and/or the access route is located within the 1% annual exceedence probability (AEP) plus an appropriate allowance for climate change flood extent.

In accordance with paragraphs 101 to 104 of the National Planning Policy Framework (NPPF), you must ensure that the 'development is appropriately flood resilient and resistant, including safe access and escape routes where required...' (NPPF paragraph 103). This is on the understanding that you have concluded that the proposed development has passed the flood risk sequential test.

Within the application documents the applicant should clearly demonstrate to you that a satisfactory route of safe access and egress is achievable. It is for you to assess and determine if this is acceptable.

Cont/d..



We enclose a copy of our safe access and egress guidance statement to assist you with your assessment. Please note we have not assessed the proposed access and egress route.

Final comments

Our comments are based on our available records and the information submitted to us. Please use our reference number in any future correspondence.

If you have any further questions please contact us.

Yours faithfully

Mr Oliver Rathmill
Sustainable Places | Planning Advisor

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