

Mr Bob Duxbury
Cherwell District Council
Planning Policy
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2016/122898/06-L01
Your ref: 16/00472/OUT
Date: 23 October 2018

Dear Mr Duxbury

Outline planning application approximately 200 dwellings, including affordable housing - provision of home zone principles, local areas of play (lap) and associated infrastructure and ancillary works (all matters reserved except for means of access to the development)

S Grundon Services Ltd, Merton, Street, Banbury, OX16 4RN

Thank you for your consultation which we received on 9 September 2018. We have reviewed the additional information submitted, including:

- The proposed undercroft parking drawing prepared by JSA Architects, reference PL-127, dated September 2018.

Summary

In our response to this application, our reference WA/2018/125405/01-L01, dated 6 August 2018, we objected to this proposal and recommended refusal of planning permission because of the absence of an acceptable Flood Risk Assessment (FRA). In particular, the submitted FRA failed to provide detailed information on the proposed croft parking and underfloor voids regarding losses and gains in floodplain storage, and clarify whether there would be any loss in flood plain storage proposed from the under crofts.

Since our response, we have received additional information. We are pleased to see the clarification that there will be 576.4m³ of flood plain storage gained on this site. We are however concerned, that the proposed undercroft parking drawing prepared by JSA Architects, reference PL-127, has not confirmed whether the proposed undercroft void would be set above the 1 in 100 year flood level with an appropriate allowance for climate change. As no height for this void has been specified on this drawing, it has not been demonstrated whether flood flows would be impeded and if flooding would occur elsewhere. We therefore **maintain our objection** to this proposal as submitted.

Advice to Applicant

Cont/d..

We note that the proposed undercroft parking drawing prepared by JSA Architects, reference PL-127, does not show any supporting structures such as pillars for the floors located above the undercroft parking area. If supporting structure such as pillars are proposed within the undercroft parking area to provide structural support for the floors above this area, then these should be clearly drawn on a revised drawing. Please note, if these structures are proposed within the floodplain, and would therefore result in a loss in floodplain storage, then floodplain compensation must be provided for these.

Final comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

If you are minded to approve this planning application contrary to our advice please contact us prior to doing so.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application being withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If I can be of any further assistance, please contact me directly.

Yours sincerely

Mr Sam Pocock
Planning Advisor

Direct dial 0208 474 5075

Direct e-mail Planning_THM@environment-agency.gov.uk