

# **FLOOD RISK ASSESSMENT**

For

## **Proposed 62 Bedroom Hotel Extension at Bicester Hotel, Golf & Spa**

**at**

**Chesterton, Oxfordshire**

### **Proposal:**

The current planning application (reference 15/01068/F) is for a 62 Bedroom extension (net 60 Bedrooms) to the existing hotel. The footprint of the extension is 1350 square metres.

Refer to 1:1000 scale Pond and discharge detail on drawing SK.15-543-57A.

### **Design:**

The proposed storm water drainage is to discharge into an existing pond.

This pond was created when the original hotel was constructed.

The pond was specifically requested and designed for use by the Fire Brigade as a permanent source of water for fire-fighting purposes.

As such this pond is in excess of 6.000m deep.

The existing pond is designed to overflow when capacity is reached via an outlet via existing culverts and ditches on the golf course, as shown on drawing SK.15-543-57A, finally discharging into the existing roadside ditch on Akeman Street.

In addition, excess storm-water is collected from an outlet point within the first overflow culvert from the pond which discharges into an underground holding tank (adjacent the golf club car parking area), capacity in the region of 20,000 litres.

This water is used for watering the golf course when required, especially during the warmer months.

The existing pond is very rarely at capacity, therefore the culverts and ditches are generally dry. The additional volume of storm water from the proposed extension would benefit the capacity of the pond greatly, therefore assisting in water volume for fire-fighting purposes and enhancing the capacity for water tank storage and thereon golf course maintenance.

It is worthy of note that the construction of a new lake (planning approval ref:12/01006/F) is imminent, This new lake will also be linked to the existing pond with an overflow ( refer to drawing SK.15-543-54A for location ) to maintain the water level of the lake.

Rainwater design intensities under normal situations (as stated in Part H of The Building Regulations) is 0.014litres/second/sq.m.  
Therefore the expected additional discharge into the existing pond from the proposed extension would be 18.9 litres/second ( or 0.0189 cu.m of water ) during adverse weather.

### **Flood Risk:**

Chesterton is not in a flood risk area, in addition, referencing Cherwell District Council's SFRA documentation (sheets B-34 and B-8) states "*No historical flooding records or information were identified for Chesterton*"

### **Conclusion:**

Relative to the severe flooding experienced by the UK in the last few years, the fact that no flooding has been experienced on this site and the proposed Hotel Extension is not actually within the Flood Zone, it can be seen that this development is not at risk from localized flooding.

The additional volume of water created by the proposed hotel extension would :-

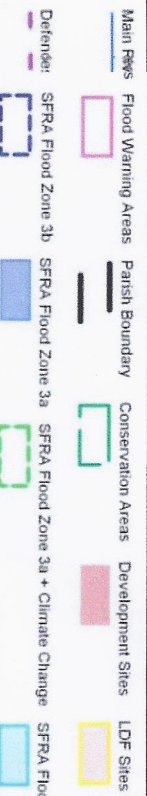
- Maintain the required level and volume of the pond water and therefore benefit the Fire Brigade for fire-fighting purposes.
- Ensure that sufficient volume of water is stored in the underground storage tank for golf course maintenance purposes.
- Maintain the water level of the new lake once constructed.



# Cherwell District Council: Level 1 SFRRA

Cherston Settlement Hierarchy

Existing NSCLP Categorisation:  
Category 2



Potential LDF Categorisation:  
Type B

Potential LDF Village Cluster:  
N/A

## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	The majority of the proposed development sites are located in Flood Zone 1. CH1 is partially located within Flood Zones 2 and 3 associated with Gaggle Brook.
<b>Data Information</b>	The SFRRA will inform the preparation of the LDF. The current planning policy framework for the settlement as contained in the Non-Statutory Cherwell Local Plan (NSCLP) 2011 is set out below. The existing policy framework for the settlement, including the potential for housing and employment allocations, is being reviewed through the preparation of the Core Strategy and Delivery DPDs. This review includes the possibility of clustering some settlements in recognition of existing and potential linkages between villages.
<b>Potential Housing Allocation</b>	Cherston is classified by the NSCLP as a Category 2 village. Category 2 settlements are smaller than Category 1 settlements with fewer services and/or are relatively remote and as such have limited potential for growth, usually in the form of infilling. Development here is subject to NSCLP Policy H17 which poses restrictions on development to conversions in accordance with Policy H22 and infilling. New builds will only be permitted when there is an essential need.
<b>Potential Employment Allocation</b>	Aims in rural areas are to encourage diversification of the rural economy whilst at the same time protecting the countryside and villages within it. Land provided for development should be restrained and limited to activities that will not result in excessive or inappropriate traffic.
<b>Main River</b>	Langford Brook flows along a small section of the south-eastern boundary of the parish of Langford. A non main river tributary of Gaggle Brook flows along the western parish boundary. Gaggle Brook, an ordinary watercourse tributary of Langford Brook, flows south eastwards adjacent the eastern edge of the village.
<b>Flood Record Information</b>	No historical flooding records or information were identified for Cherston.

N.B. Flood Zones at this location are based on EA National Generalised Hydraulic Modelling.

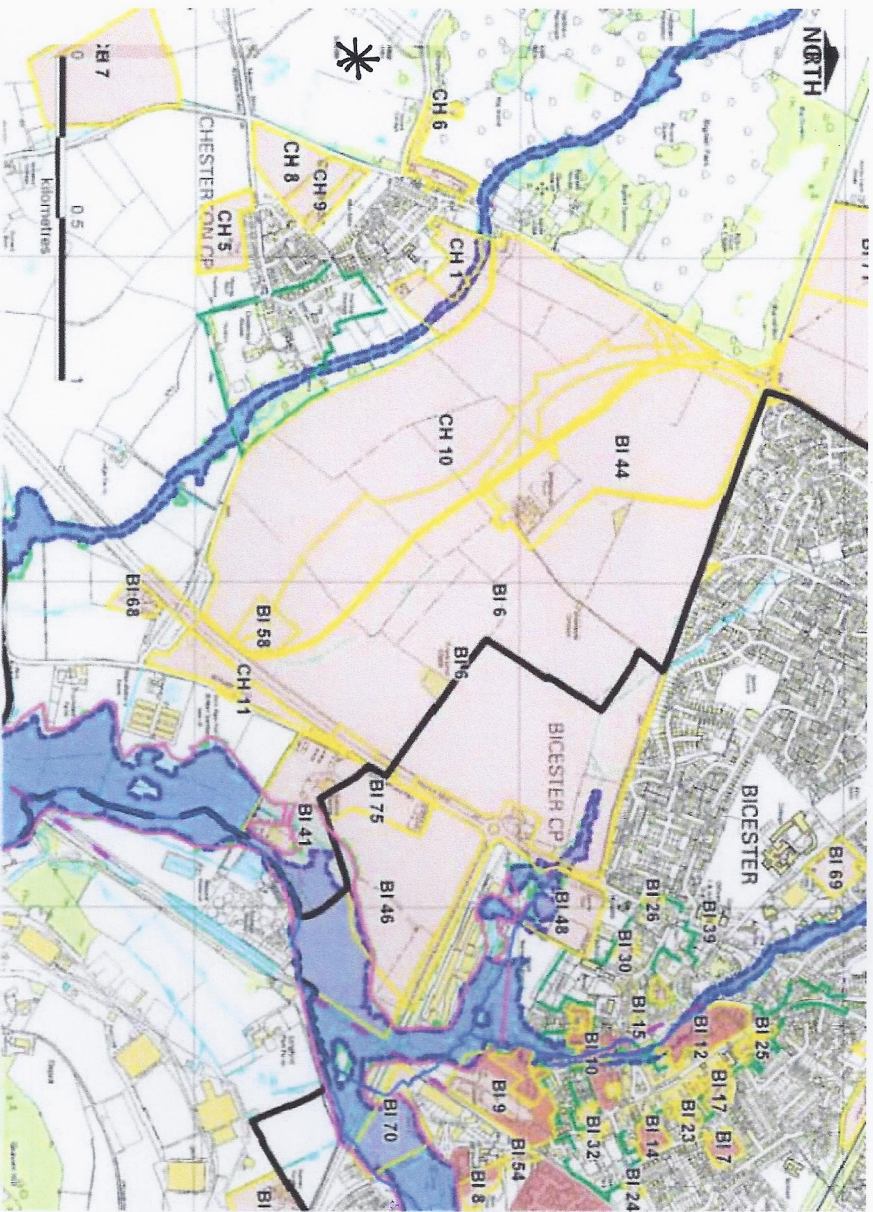
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# Cherwell District Council: Level 1 SFRA

Bicester (SW) Settlement Hierarchy

Existing NSCLP Categorisation:  
Urban Area



- Main Riars
- Flood Warning Areas
- Parish Boundary
- Conservation Areas
- Development Sites
- LDF Sites
- Defence
- SFRA Flood Zone 3b
- SFRA Flood Zone 3a
- SFRA Flood Zone 3a + Climate Change
- SFRA Flood Zone 2



Potential LDF Categorisation:  
Urban Area

Potential LDF Village Cluster:  
N/A

## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	The majority of the proposed development sites are located in Flood Zone 1. Partial areas coincide with Flood Zones 2 and 3 associated with Langford Brook, the River Bure and Gaggle Brook.
<b>Data Information</b>	The SFRA will inform the preparation of the LDF. The current planning policy framework for the settlement as contained in the Non-Statutory Cherwell Local Plan (NSCLP) 2011 is set out below. The existing policy framework for the settlement, including the potential for housing and employment allocations, is being reviewed through the preparation of the Core Strategy and Delivery DPDs. This review includes the possibility of clustering some settlements in recognition of existing and potential linkages between villages.
<b>Potential Housing Allocation</b>	The emerging policies of the South East Plan require the district to provide some 13,400 new homes between 2006 and 2026, an average of 670 per year. This includes an estimated 4,900 at Bicester. Throughout Cherwell, 553 homes have already been built (in 2006/07) and land which potentially could provide about 5854 further homes has been identified, which includes urban extensions at south west Bicester. As the South East Plan is still to be finalised, the District's requirements could change.
<b>Potential Employment Allocation</b>	The NSCLP contains a number of proposals for employment development including a site to the east of the A41 Oxford Road. Bicester lies between the Oxford-Cambridge Arc, an area of potential economic growth. The town has a number of established employment areas, but significant housing growth in recent decades has led to a high level of out-commuting. An important aim for employment in Bicester is to combat this by achieving more of a balance between population and jobs in the area so Bicester can move towards self-containment. After the success of the Innovation Centre at Banbury, a new Innovation Centre has now been created in Bicester. This will introduce companies to the area and so new employment opportunities. The NSCLP has also identified Bicester Airfield as having employment potential in terms of re-use of existing buildings.
<b>Main River</b>	Langford Brook flows through the south eastern area of this quadrant. An ordinary watercourse, Gaggle Brook flows south east to the west of Chester towards its confluence with Langford Brook. Pingle Stream (a main river) flowing eastwards converges with the River Bure.
<b>Flood Record Information</b>	No historical flooding records or information were identified for the SW quadrant of Bicester.

N.B. Flood Zones at this location for the River Bure, Pingle Stream and Gaggle Brook are based on EA National Generalised Hydraulic Modelling. Flood Zones at this location for Langford Brook are based on EA Detailed Hydraulic Modelling.

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