

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

Our ref: WA/2015/120746/01-L01
Your ref: 15/01012/OUT
Date: 09 July 2015

Dear Mr Lewis,

**Outline - development of up to 48,308sqm of employment floorspace (class B1C, B2, B8 and ancillary B1A uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping
Land North East Of Skimmingdish Lane, Launton, Oxfordshire**

Thank you for consulting us on this matter. We received the letter on 09 June 2015 and we are now in a position to respond.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to demonstrate the proposed development site is in Flood Zone 1 (low risk) as it states. It appears part of the development site including buildings lie within Flood Zone 3. The FRA should be revised to include a detailed topographic survey and assessment of whether the modelled flood level stated in the FRA (69.85m aODN) affects the site. If the site is within Flood Zone 2 or 3 a Sequential Test is required and a more detailed FRA would have to be undertaken (subject to the Sequential Test being passed) to demonstrate what mitigation will be provided to ensure the development is safe without increasing flood risk elsewhere.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in

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itself result in the removal of an objection.

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 reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to LPA/Applicant

From the 06 April 2015 the Lead Local Flood Authority (Oxfordshire County Council) are a statutory consultee in relation to surface water drainage on major planning applications.

As the proposal for this 15Ha site includes a large amount of impermeable hard standing it is important the FRA demonstrates that the development manages both surface water discharge rates and volumes, to ensure flood risk on the Langford Brook is not increased.

We would also expect the developers to be thinking about securing ecological improvements at the proposed site. This should include enhancing the Langford Brook and possibly create additional habitat within the development area.

Yours sincerely,

Mr Jack Moeran
Planning Advisor

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