

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

Our ref: WA/2018/125260/02-L01
Your ref: 18/00904/F
Date: 24 April 2019

Dear Mr Duxbury

Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake

Glebe Farm, Claydon, Banbury, OX17 1TD

Thank you for re-consulting us on the above application on 26 February 2019 following the submission of amended plans and supporting documents.

The additional details does not address all of our earlier concerns. We therefore maintain our objections 2, 3 and 4 set out in our response dated 13 July 2018.

These are:

1. Proposed development incompatible with Flood Zone
2. Inadequate FRA
3. Assessment and mitigation of the risks to nature conservation and fisheries are inadequate
4. Use of non-mains foul drainage system in a publicly sewered area

1) Development incompatible with Flood Zone

In July 2018 our response stated that More Vulnerable uses within the functional floodplain (Zone 3b) were not appropriate. Upon a second review of the application, we accept that the site manager's residential accommodation within the scheme is fundamentally linked to the proposed use and therefore should be considered a water compatible use. As highlighted within the FRA reference 1319 Final 3 dated 21/11/2018, the proposed clubhouse is a Less Vulnerable use and is sited in Flood Zone according to our Flood Zone Map for planning. We therefore consider that this is likely to be a suitable use and location based on the Cherwell Strategic Flood Risk

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Assessment definition of functional floodplain. However, until detailed modelling has been undertaken to identify site specific flood risk levels and extents, this objection must be maintained.

2) Flood risk

The submitted FRA reference 1319 Final 3 dated 21/11/2018 assesses the loss of floodplain storage based on Flood Zone 3 as published on our Flood Zone Maps and as previously indicated this is not sufficiently detailed in order to inform planning decisions.

The applicant should be required to undertake detailed modelling of the extent and level of flood risk at this site in order to inform the Flood Risk Assessment and any required mitigation for loss of floodplain storage as required by the Cherwell District Council Strategic Flood Risk Assessment and our previous response of 13 July 2018.

We acknowledge the conservative approach the applicant has taken in the FRA to assess climate change and would be willing to accept this providing the baseline level of risk has been established through modelling. The FRA should then assess whether there is a loss of floodplain storage as a result of the proposal and how any loss will be mitigated for. Should the storage reservoir still be required, the FRA must show how flood water will access the reservoir and that there will be sufficient storage capacity within to accommodate flood water at any time. Additionally, the FRA should assess the impact of the proposed bund on flood flows.

3) Nature conservation

We have reviewed the Biodiversity Impact Assessment. This detail does not address our previous concerns as set out in our response of 13 July 2018.

In addition, the report makes no reference to the impact of the proposals on the Wormleighton Brook and has assumed that habitats outside of the development boundary will not change (Section 2.4). We dispute this point as there are a number of ways the watercourse may be affected including;

- The impact on water quality due to the proposed discharge from the foul drainage system and the French drains carrying road runoff. The watercourse is a Water Framework Directive (WFD) waterbody and the dilution potential of the receiving watercourse needs to be assessed.
- The impact on the banks of the watercourse and protected species of any new headwalls proposed for the outfall.
- Interactions between the Irrigation Lake and watercourse, and how impacts will be monitored.

The applicant should also be required to submit further details in relation to biodiversity net gain. The Biodiversity Assessment states that the Defra metric was “loosely” followed but we cannot see any further detail and therefore cannot be confident with the conclusions reached. We would also like confirmation that the irrigation lake will solely be used for water storage and not be stocked with fish as the shape and proposed bank profile of the lake is not typical of irrigation lakes.

In order for us to work towards overcoming our objection, the information we have already requested needs to be provided, as well as the above.

4) Use of non-mains foul drainage system in a publicly sewered area

The submitted detail does not address our previous concerns as set out in our response of 13 July 2018.

We require evidence of contact with the local sewer provider in relation to our previous concerns. A breakdown of the cost of a private sewage treatment works in comparison to connecting to the public sewer system should be provided.

The applicant has provided a figure of an equivalent number of households of 20 for the development to assess the need to join to the nearby public sewer. Further justification of this figure is required, taking into account the variation in the potential number of customers who would use the facilities.

Final comments

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of a condition/conditions on any subsequent approval.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Miss Michelle Kidd
Sustainable Places - Planning Advisor

Direct dial 0203 025 9712

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