

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

**Our ref:** WA/2018/125145/03-L01  
**Your ref:** 18/00484/OUT  
**Date:** 06 December 2018

Dear Ms Ford

**Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works  
Land north and adjoining Home Farm, Banbury Road B4100, Caversfield**

Further to our letter dated 2 November 2018 we have reviewed the following:

- Peter Brett Plot SGR 1, Bicester Flood Risk Assessment Project Ref: 41436/2002, Rev: 02 Date: August 2018 Sections 1 and 2
- Updated non-technical summary, Plot SGR1 Bicester. October 2018

### **Environment Agency position**

We **maintain** our objection to the proposed development.

### **Reason**

We reiterate that although the proposed development is in Flood Zone 1 there is no detailed modelling of the site. The JFlow model is an indication that there would be flooding on the site boundary.

Within section 3.5.4 of the FRA, it has been shown that the FRA has used the JFlow data to determine that the lowest residential dwelling proposed as part of the development is situated 2.92m above the modelled 1 in 1,000 year (0.1%) event on the watercourse. However, a topographical survey is needed to illustrate that this value is correct when being compared alongside the JFLOW values for this site. This will provide a greater explanation of the flood risk on the site to help establish the level of flood risk in relation to the proposed built development.

### **Overcoming our objection**

The applicant can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase flood risk elsewhere and where possible reduces flood risk overall. If this cannot be

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achieved we are likely to maintain our objection to the application

Specifically the FRA will need to demonstrate that the developed area of the site is not at risk of flooding, including an allowance for climate change. The assessment would need to demonstrate an understanding of the topography of the area, the flood plain, hydraulic structures which would have an impact on flow and the impact of the convergence of the two watercourses.

Yours sincerely

**Mrs Cathy Harrison**  
**Planning Advisor**

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