

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

Our ref: WA/2018/125145/04-L01
Your ref: 18/00484/OUT
Date: 11 February 2019

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

Thank you for your consultation which we received on 8 February 2019. We have reviewed the additional information submitted including the documents listed below and have the following comments to make.

- The Flood Risk Assessment, prepared by Peter Brett Associates, reference 41436/2002, revision 03, dated February 2019.
- The Overland Flow Route drawing, prepared by Peter Brett Associates, reference 41436/2002/002, revision C, dated 8 January 2019.

Summary

In our response to this application, our reference WA/2018/125145/03-L01, dated 6 December 2018, we objected to this application and recommended refusal of planning permission because of the absence of an acceptable Flood Risk Assessment (FRA). In particular, the submitted FRA had failed to assess the impact of climate change using the latest guidance and appropriate climate change allowances.

Since our response, we have received additional information including the documents listed above. The Flood Risk Assessment, prepared by Peter Brett Associates, reference 41436/2002, revision 03, dated February 2019, has satisfactorily addressed our earlier concerns as raised in our response to this application, our reference WA/2018/125145/03-L01, dated 6 December 2018. Subject to the condition below, we therefore **withdraw our objection** to this proposal as submitted.

Environment Agency position

The proposed development will be acceptable if the following **planning condition** is included on the planning permission's decision notice. Without this condition we would object to the proposal due to its adverse impact on the environment.

Condition

Cont/d..

The development shall be carried out in accordance with the submitted the Flood Risk Assessment, prepared by Peter Brett Associates, reference 41436/2002, revision 03, dated February 2019, and the following mitigation measures it details

1. Using the 1 in 100 year plus 35% flood level (extrapolated from JFlow data) of 84.55m AOD, the lowest residential dwelling will be located at 87.50m AOD (as shown within table 3.1).

Reason

This condition is sought in accordance with paragraph 163 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere. In particular to:

- To prevent flooding elsewhere by ensuring that there is not a loss of floodplain storage.

Final comments

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

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

Yours sincerely

Mr Samuel Pocock
Planning Advisor

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