

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

Our ref: WA/2018/125145/01-L01
Your ref: 18/00484/OUT
Date: 22 May 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**

Thank you for your consultation, which we received on 30 April 2018.

Environment Agency position

We have reviewed the documents listed below and in the absence of an acceptable Flood Risk Assessment (FRA) we **object** to the application and recommend refusal of planning permission on this basis for the following reasons:

- Peter Brett Plot SGR 1, Bicester Flood Risk Assessment Project Ref: 41436/2002, Rev: 01 Date: March 2018 Sections 1 and 2
- Illustrative master plan RPC001-IMP-004 Date 7.03.2018

Reason

The FRA submitted with this application does not comply with the requirements set out in the Planning Practice Guidance to the National Planning Policy Framework (NPPF). The submitted FRA does not therefore provide a suitable basis for an assessment to be made of the flood risk arising from the proposed development.

We understand that the proposed development is in Flood Zone 1. However although there is no detailed modelling of the site, the JFlow model is an indication that there would be flooding on the site boundary. Therefore a greater explanation of the flood risk on the site is required in order to 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

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flood risk elsewhere and where possible reduces flood risk overall. If this cannot be 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.

Final comments

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

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 re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

If you are minded to approve this planning application contrary to our advice please contact us prior to doing so.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application being withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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

Yours sincerely

**Mrs Cathy Harrison
Planning Advisor**

Direct dial 0203 025 9601

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