

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

**Our ref:** WA/2018/125145/02-L01  
**Your ref:** 18/00484/OUT  
**Date:** 02 November 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 my letter dated 22 May 2018, we have reviewed the Flood Risk Assessment prepared by Peter Brett and dated August 2018.

#### **Environment Agency Position**

In accordance with paragraph 163 of the National Planning Policy Framework (NPPF), 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:

1. No assessment of the 1 in 100 plus 35% climate change extent has been made.

We note from the flood risk assessment that the southernmost part of the proposed residential development area is situated approximately 3.5m above the Flood Zone 2 extent. However the 1 in 100 (Flood Zone 3) plus climate change may extend into the area designated for built development.

#### **Overcoming our objection**

The applicant should demonstrate that the site is outside of the 1 in 100 plus 35% climate change extent. Usually this is done using a detailed topographical site survey along with detailed flood levels from a detailed hydraulic flood model.

Yours sincerely

Cont/d..

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

Direct dial 0203 025 9601

Direct e-mail [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)

cc Quod