

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Our ref: WA/2018/124752/02-L01
Your ref: 17/02534/OUT
Date: 18 June 2018

Dear Mr Parry

The construction of a business park of up to 60,000 sq.m (GEA) of flexible class B1(a) office / class B1(b) research & development floorspace; parking for up to 2,000 cars; and associated highways, infrastructure and earthworks. Land north of Bicester Avenue Garden Centre, Oxford Road, Bicester

We have reviewed the revised flood risk assessment, revision 04, dated 17 April 2018 and we have the following comments to make.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) Bicester Office Park Flood Risk Assessment 040031 dated 17 April 2018, Revision 04, by Burohappold Engineering and the following mitigation measures detailed within the FRA:

- finished floor levels set at the 1 in 100 year plus 35% climate change flood level with an additional 300mm freeboard, no lower than 64.83mAOD metres above Ordnance Datum.
- buildings located outside of the 1 in 100 plus 35% climate change flood extents.
- no raising of existing ground levels within the Functional Floodplain (i.e. within the 1 in 20 year flood extent)

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Cont/d..

Reasons

1. To reduce the risk of flooding to the proposed development and future occupants.
2. To prevent flooding elsewhere by ensuring that the flow of flood water is not impeded and the proposed development does not cause a loss of flood plain storage
3. To ensure that during a flood event there is not an unacceptable risk to the health and safety of the occupants and an increased burden is not placed on the emergency services.

Informatives/Advice

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Fencing design

Walls and fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side of the fence or wall which will potentially increase the flood risk to nearby areas. Therefore walls and fences should be permeable to flood water.

We recommend the use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts) or hedging. If a solid wall is proposed there must be openings below the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall.

Final comments

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

Direct e-mail planning_THM@environment-agency.gov.uk

cc DP9