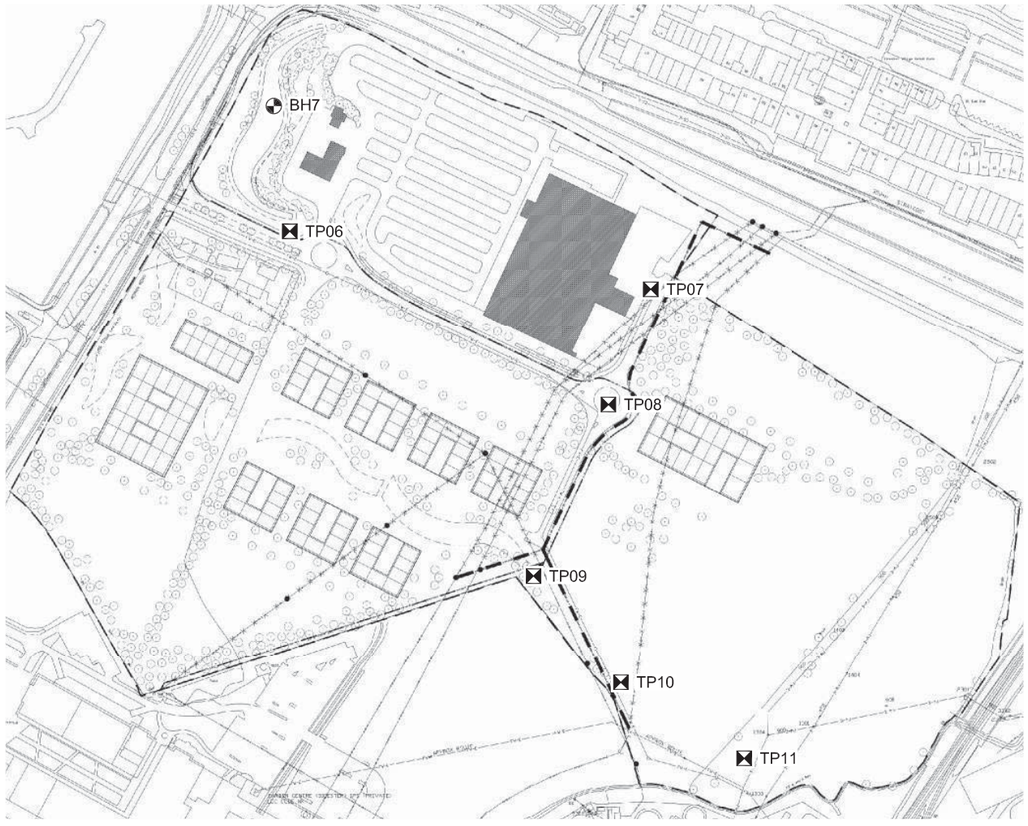
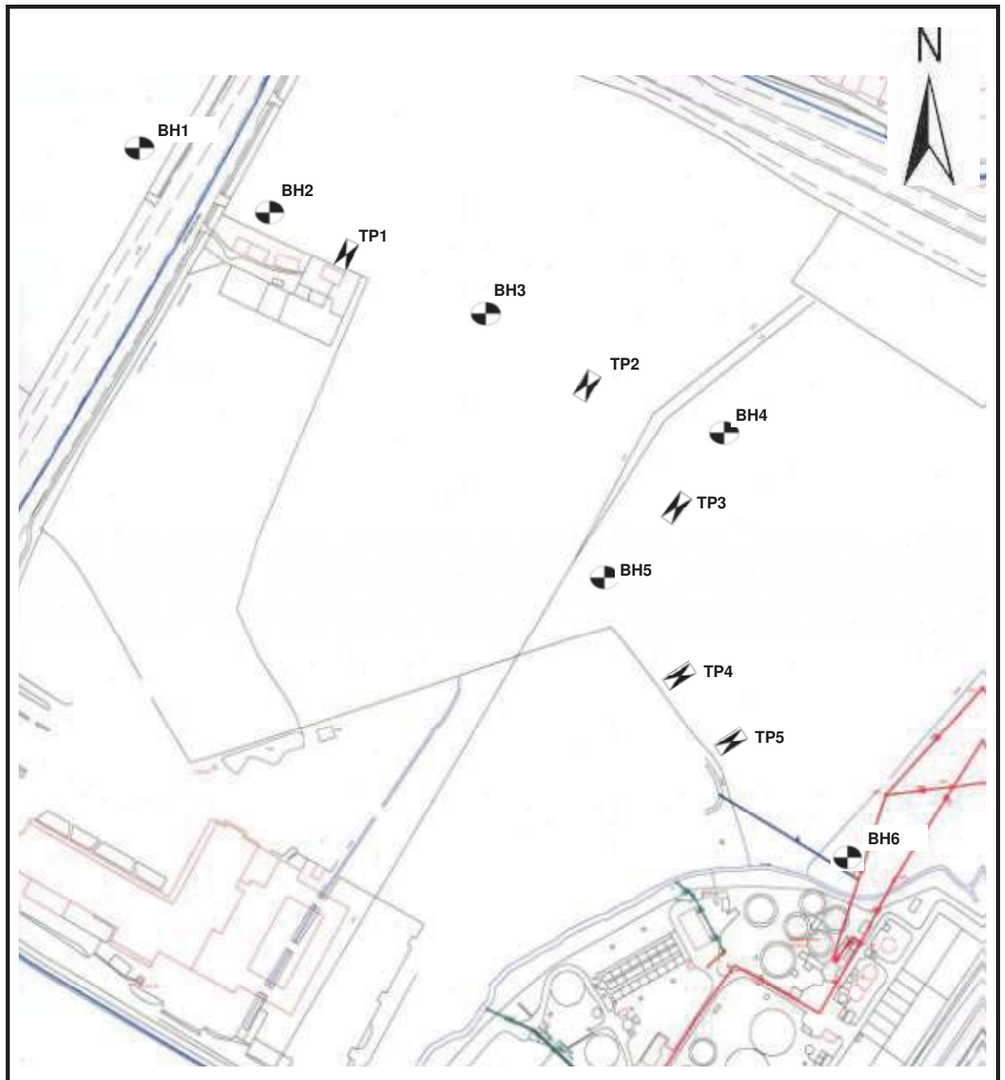


LEGEND

Borehole Location
Trial Pit Location

STRUCTURAL SOILS LIMITED						CLIENT: London and Metropolitan International Developments LTD
The Old School, Stillhouse Lane, Bedminster, Bristol BS3 4EB						PROJECT: Bicester Business Park
Tel: 0117 947 1000						TITLE: EXPLORATORY HOLE LOCATION PLAN
Fax: 0117 947 1004						
ask@soils.co.uk						
www.soils.co.uk						
REV.	DATE	DESCRIPTION	BY	CHD.	APR.	
00	29.01.2014	-	MW	WH	-	

DIMENSION	SCALE	DRAWING STATUS	JOB NO.	SCALE BAR	ORIGIN SIZE	FIGURE
m	NTS	-	728724	Not To Scale	A4	2



Borehole
Trial Pit

EXPLORATORY HOLE LOCATION PLAN

Structural Soils Limited
The Old School
Stillhouse Lane
Bedminster
BS3 4EB

Site: **7RWG - Whitelands Farm Oxford Road FAS Diversion, Bicester**

Job no.: 721026
Drawing no.: 2
Date: Feb-08

Client: **Thames Water Utilities Ltd**

Drawn by: TB

Clare Jones
Buro Happold Limited
Camden Mill
Lower Bristol Road
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UK

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ES Volume II: Technical Appendices

Appendix 13.2: Legislative and Planning Policy Context

1 Appendix 13.2 – Policy review

1.1 National Policy

National Planning Policy Framework (NPPF)

Allocation and planning of development must be considered against a risk-based framework, as provided by the National Planning Policy Framework. In terms of fluvial flooding, the guidance categorises flood zones in three principal levels of risk as follows:

- Flood Zone 1: Low Probability (<0.1% annual probability of flooding)
- Flood Zone 2: Medium Probability (0.1% - 1.0% annual probability of flooding)
- Flood Zone 3a / 3b: High Probability (>1.0% annual probability of flooding)

According to the NPPF guidance, residential development at the proposed site (designated as 'more vulnerable') should lie outside the envelope of the predicted 1 in 100 year (1%) flood zone, with preference given to sites lying outside the 1 in 1,000 (0.1%) year event and within Flood Zone 1.

Areas with the potential to flood during a 1 in 100 (1%) year flood event (Flood Zone 3a) are not normally considered appropriate for residential development unless on application of the "Sequential Test", the site is demonstrated to be the most appropriate for development and satisfactory flood mitigation can be provided. Additionally, 'more vulnerable' development or 'essential infrastructure' proposed within Flood Zone 3a are required to pass the "Exception Test". These tests are described further in the Flood Risk Assessment (Appendix 13.2).

Water Framework Directive (WFD)

To improve the quality of water bodies, European legislation known as the Water Framework Directive (WFD) has been translated into national policy to promote a common approach to water management through river basin planning. One aim of the WFD is to improve the chemical and ecological statuses of fluvial and coastal waters and to prevent further deterioration.

1.2 Regional Policy

Environment Agency River Basin Management Plan: Thames River Basin District 2016-21 (EA, 2016)

Prepared by the Environment Agency (EA) in conjunction with wider stakeholders, the Environment Agency River Basin Management Plan aims to protect and improve the water environment and will inform planning decisions and policy making. The intention is for all water bodies to achieve good status as defined by the European Water Framework Directive (WFD). The plan is updated every six years.

1.3 Local Policy

Cherwell District Council and West Oxfordshire District Council: Level 1 Strategic Flood Risk Assessment (2009)

To support local planning policy, NPPF guidance recommends that local planning authorities produce a Strategic Flood Risk Assessment (SFRA). The SFRA should be used to help define the Local Development Framework and associated policies. It should consider potential development zones in the context of the sequential test defined in the guidance.

Cherwell district council and West Oxfordshire District Council published a Level 1 SFRA in 2009. The document outlines the results of a review of available flood risk related policy and data across the region and sets out recommendations and guidance in terms of flood risk and drainage policy that underpins national guidance.

Cherwell Local Plan 2011-2031

Cherwell Local Plan 2011-2031 – The Cherwell Local Plan 2011 – 2031 has been produced by Cherwell District Council (CDC) and sets out how the guiding policies and vision for how CDC will grow and develop in the period up to 2031. A number of policies are relevant to water resources and have been considered in this chapter. These include:

Policy ESD 1: Mitigating and Adapting to Climate Change

Measures will be taken to mitigate the impact of development within the District on climate change. At a strategic level, this will include:

- Designing developments to reduce carbon emissions and use resources more efficiently, including water;

The incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts will include consideration of the following:

- Taking into account the known physical and environmental constraints when identifying locations for development
- Minimising the risk of flooding and making use of sustainable drainage methods
- Reducing the effects of development on the microclimate (through the provision of green infrastructure including open space and water, planting, and green roofs).

Policy ESD 6: Sustainable Flood Risk Management

The Council will manage and reduce flood risk in the District through using a sequential approach to development; locating vulnerable developments in areas at lower risk of flooding. Development proposals will be assessed according to the sequential approach and where necessary the exceptions test as set out in the NPPF and NPPG. Development will only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding.

In addition to safeguarding floodplains from development, opportunities will be sought to restore natural river flows and floodplains, increasing their amenity and biodiversity value. Building over or culverting of watercourses should be avoided and the removal of existing culverts will be encouraged.

Existing flood defences will be protected from damaging development and where development is considered appropriate in areas protected by such defences it must allow for the maintenance and management of the defences and be designed to be resilient to flooding.

Site specific flood risk assessments will be required to accompany development proposals in the following situations:

- All development proposals located in flood zones 2 or 3
- Development proposals of 1 hectare or more located in flood zone 1
- Development sites located in an area known to have experienced flooding problems
- Development sites located within 9m of any watercourses.

Flood risk assessments should assess all sources of flood risk and demonstrate that:

- There will be no increase in surface water discharge rates or volumes during storm events up to and including the 1 in 100 year storm event with an allowance for climate change (the design storm event)
- Developments will not flood from surface water up to and including the design storm event or any surface water flooding beyond the 1 in 30 year storm event, up to and including the design storm event will be safely contained on site.

Development should be safe and remain operational (where necessary) and proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

Policy ESD 7: Sustainable Drainage Systems (SuDS)

All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.

Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems.

In considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. SuDS will require the approval of Oxfordshire County Council as LLFA and SuDS Approval Body, and proposals must include an agreement on the future management, maintenance and replacement of the SuDS features.

Policy ESD 8: Water Resources

The Council will seek to maintain water quality, ensure adequate water resources and promote sustainability in water use.

Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers, canals, lakes and reservoirs, as a result of directly attributable factors, will not be permitted.

Development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place in advance of development commencing.

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources
- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.

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