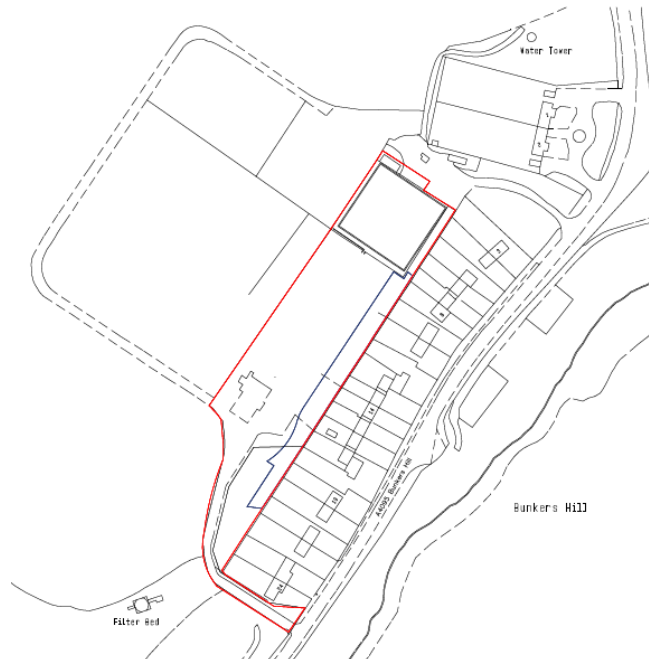




**JULIAN
PHILCOX
PLANNING**

**Demolition of existing club house, bowling club pavilion and ancillary store.
Erection of 10no. dwellings and access improvements (further to outline planning
permission 14/02132/OUT, dated 8th April 2016) and having a lesser proposed
cumulative floor area than that permission.**

Land and buildings at Cotswold Country Club, Bunkers, Hill, Kidlington, OX5 3BA



Flood Risk Assessment

By Julian Philcox of JP Planning Ltd

On behalf of Keble Homes Limited

July 2018



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Prepared by	JPP
Checked by	EJP
Version	V1
Issue date	12.07.2018
Issued	LPA, client

Bunkers Hill, Kidlington – Flood Risk Assessment

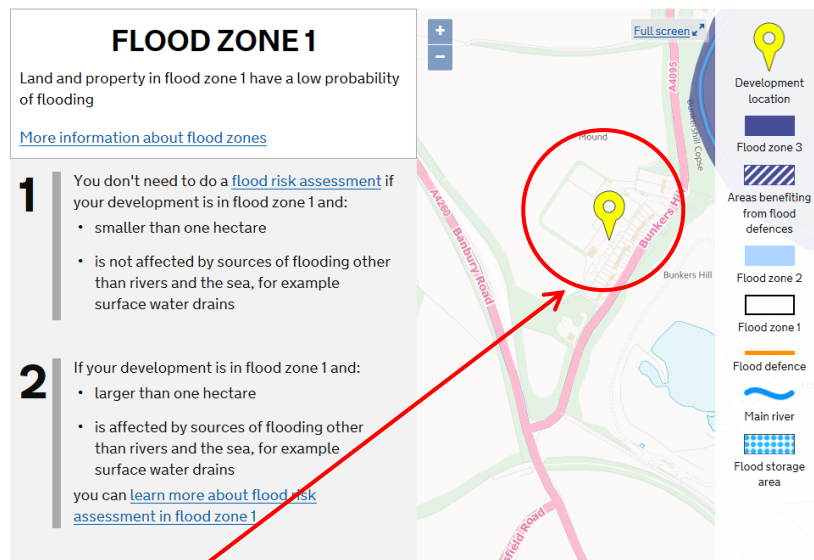
1 This brief Food Risk Assessment is prepared in support of an outline planning application submitted by Keble Homes Limited to the Local Planning Authority ('LPA'), Cherwell District Council for the following development:

*Demolition of existing club house, bowling club pavilion and ancillary store.
Erection of 10no. dwellings and access improvements (further to outline planning permission 14/02132/OUT, dated 8th April 2016) and having a lesser proposed cumulative floor area than that permission.*

- 2 It is informed by an interrogation of the Environment Agency’s ('EA') website.
- 3 The application site is depicted below within Figure 1, an extract from the EA’s website. This shows Flood Zone 3 (dark blue) and Flood Zone 2 (light blue) areas. All else is Flood Zone 1. The site is shown to be within **Flood Zone 1**, having a **LOW** probability of flooding.

Flood probability

Your proposed development is in an area with a low probability of flooding



Application site

Figure 1: Extract from the Environment Agency’s online Flood Map for Planning

4 The results of an Environment Agency online search against the property in respect of the risks of flooding from surface water, rivers and sea, and reservoirs are appended at

Bunkers Hill, Kidlington – Flood Risk Assessment

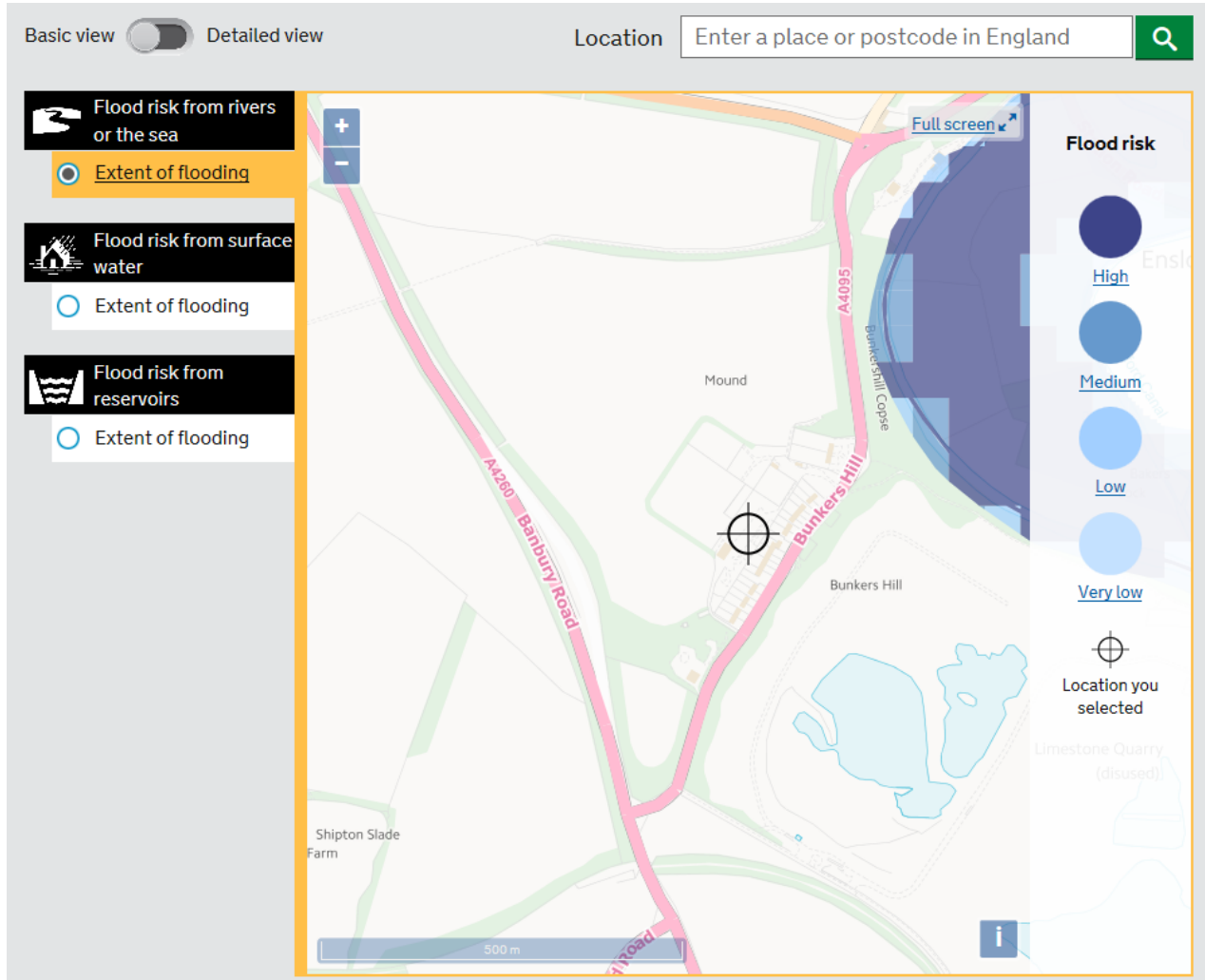
Appendices 1 to 3. This shows 'very low risk' where applicable and that the site is well beyond any maximum extent of flooding.

- 5 Following an analysis of the Environment Agency's website it is apparent that the WHOLE site is either at 'low risk' of flooding from rivers, surface water and reservoirs, or well beyond the extent of any likely flood event.
- 6 As the site is within Flood Zone 1 and has an area of less than 1 hectare (at 0.97ha) a Flood Risk Assessment is strictly NOT required, however this analysis is provided on a without prejudice basis and for completeness.
- 7 The application site has the benefit of an extant outline planning permission of April 2016 for 8no. dwellings, which cumulatively had a total floor area in excess of the current proposals (LPA reference 14/02132/OUT refers). The issue of flood risk did not arise during the determination of that application and the relevant Committee Report was silent on the matter.

Bunkers Hill, Kidlington – Flood Risk Assessment

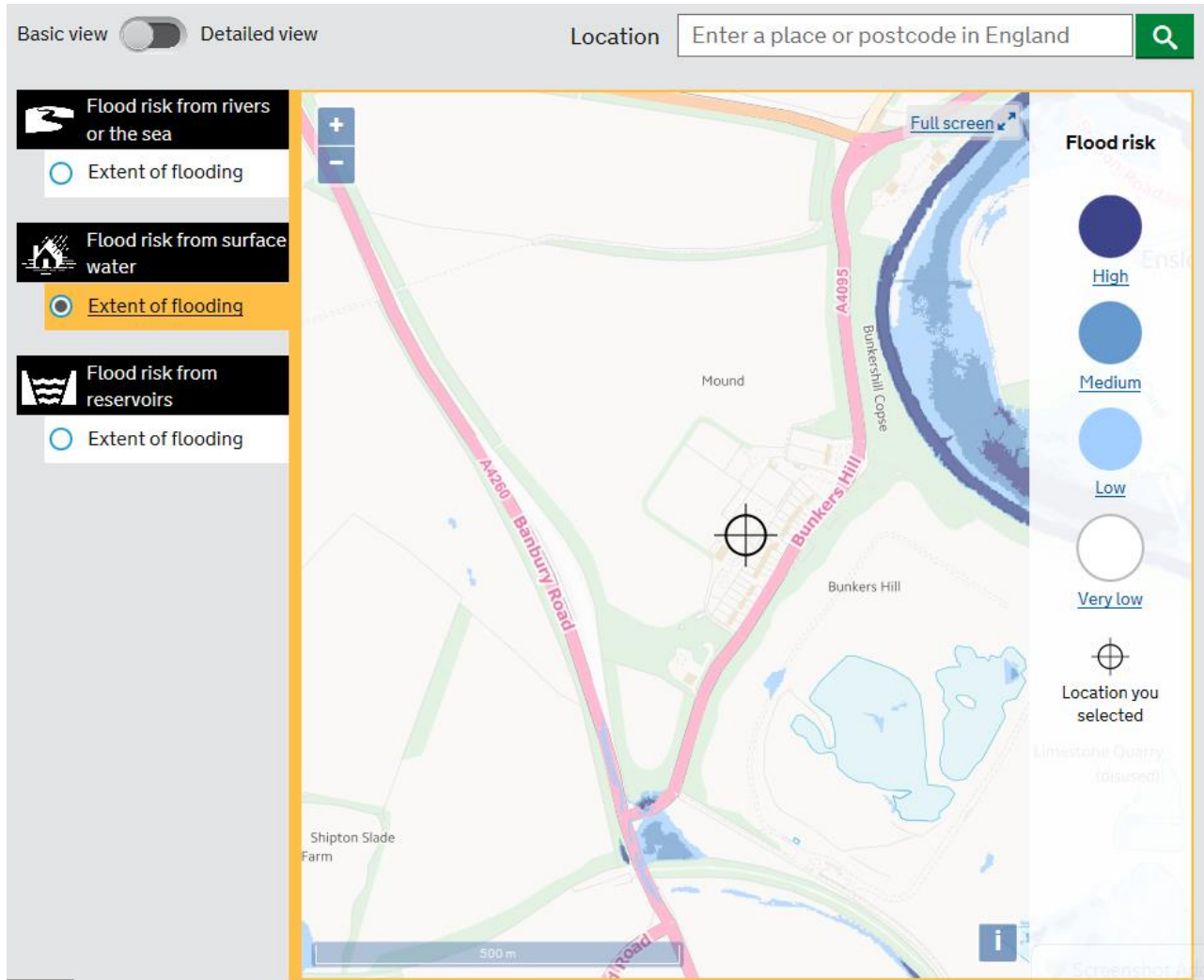
Appendix 1

Risk of Flooding from Rivers and Sea



Appendix 2

Risk of Flooding from Surface Water



Appendix 3

Risk of Flooding from Reservoirs

