

Mr Michael Sackey  
Cherwell District Council  
Planning & Development Services  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2019/126833/01-L01  
**Your ref:** 19/01170/F  
**Date:** 30 July 2019

Dear Mr Sackey

**Improvement of community facilities at Wendlebury Village Hall comprising construction of a disabled toilet, garage for community mini-bus, installation of bifold doors to rear of Hall (Re-submission of 18/01363/F)**

**Wendlebury Village Hall Main Street Wendlebury Bicester OX25 2PS**

Thank you for consulting us on the above application, on 5 July 2019.

**Environment Agency position**

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition** is included.

**Condition**

The development shall be carried out in accordance with the submitted Flood Risk Assessment, prepared by Flood Risk and Drainage Solutions, reference 2019-027, dated 2 April 2019 and the Proposed Plans and Elevations drawing, reference BW006/02, and the following mitigation measures it details:

- There shall be no raising of existing ground levels on the site.
- Void openings will be designed to be open all the way down to existing ground levels to allow for the free flow of water during a flood event.
- The soffit level of the proposed voids will be set no lower than 63.000m AOD (0.762m high) and be a minimum width of 1m.
- The applicant will sign up to Environment Agency flood alerts and flood warnings for the site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reason**

This condition is sought in accordance with paragraph 163 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere. In particular to:

- To reduce the risk of flooding to the proposed development and future occupants.

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- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

### **Advice to applicant**

#### **Environmental permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Final comments**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours sincerely

**Mr Samuel Pocock**

**Planning Advisor**

Direct dial 0208 474 5075

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