

Cherwell District Council
Planning Policy
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2012/112671/01-L01
Your ref: 12/00926/OUT
Date: 03 August 2012

Dear Sir/Madam

OUTLINE - PROPOSED DEVELOPMENT OF UPTO 75 RESIDENTIAL DWELLINGS, LANDSCAPE, OPEN SPACE, HIGHWAY IMPROVEMENT AND ASSOCIATED WORKS. LAND ADJOINING AND SOUTH OF ST CHRISTOPHERS LODGE, BARFORD ROAD, BLOXHAM, OXFORDSHIRE

Thank you for your consultation, which we received on 16 July 2012.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guide to the National Planning Policy Framework. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Assess the residual flood risk of the potential failure of the proposed surface water pumping station and its sustainability.

Overcoming our objection

We appreciate the applicant has provided a good level of detail for an Outline application in relation to their surface water proposals, including a comprehensive assessment of the existing conditions within the site and potential solutions to manage surface water.

We note however the applicant is proposing to manage the disposal of the surface water via a pump to allow the water to reach the sewer within the road. This is not

considered a sustainable solution. We consider that the ground levels do not lend themselves to a gravity system towards the west of the site, and we require the applicant to provide a detailed explanation of all the options considered before opting for a pumped system. This should only be proposed as a last resort.

If it is agreed this is the only option, then the applicant should provide a management strategy of how the surface water will be managed should the pump fail. There are existing houses to the north east of the development which could be at risk of flooding as well as the proposed new development itself.

Advice to applicant

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

Yours faithfully

Mrs Cathy Harrison
Planning Liaison Officer

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cc Gladman Developments Ltd