

Community Engagement
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Our ref: WA/2006/000324/OR-
53/PO1-L01

Your ref:

Date: 12 December 2018

By email:

planning.policy@southoxon.gov.uk

Dear Sir/Madam,

Reviewed Long Wittenham Neighbourhood Plan – submission draft

Thank you for consulting the Environment Agency on the reviewed Long Wittenham neighbourhood plan.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce flood risk, while protecting and enhancing the water environment.

We note that the plan now intends to allocate sites for development. We note that the site for the proposed community hub, LW1, is largely within flood zone 1. Our flood map for planning shows that a very small area of flood zone 2 may affect a small part of site LW1 along its south east boundary. We note that sites LW2 and LW3 are within flood zone 1, which is the area at lowest probability of flooding.

Flood risk

We note that there are areas of flood zones 2 and 3 within the plan area, adjacent to the River Thames to the north west of Long Wittenham, and in the northern part of the plan area. There are also some areas of flood zone 2 to the south of Long Wittenham (one of these is the area which adjoins site LW1).

If there is any intention to allocate development in any part of a site at risk from flooding then in accordance with the National Planning Policy Framework (NPPF) paragraph 155-159, the Sequential Test should be applied when allocating sites to ensure development is directed to the areas of lowest flood risk.

The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).

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We would have concerns if development is allocated in this flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites.

Watercourses

The River Thames runs adjacent to neighbourhood plan area. This watercourse is classified within the Thames River Basin Management Plan as having moderate status. Developments within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan.

Yours faithfully

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