

WENDLEBURY PARISH COUNCIL

Mrs Jane Olds, Parish Clerk

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APPEAL against refusal from GREAT LAKES UK LTD

Reference APP/C3105/W/20/3259189

INCREASED RISK OF FLOODING IN WENDLEBURY

The Parish Council objected to the proposed development under planning reference 19/02550/F on the grounds of flooding and traffic issues.

The purpose of this report is to enable the Planning Inspector to observe a significant flooding incident that occurred on 4 October 2020, and its impact on Wendlebury.

Flooding and Drainage

Flooding has been occurring in Wendlebury on a regular basis over many years and is kept under review by the Environment Agency. This has prompted detailed studies from the Environment Agency/Cherwell in 2001, 2014 and 2018 (the latter updated in 2019). In each case flooding in Little Chesterton has been a significant contributory factor.

These studies show that the increased frequency of high water events began after 1992 when the M40 opened from Junction 8 (Oxford) towards Birmingham. This motorway extension the increased drainage into ditches NORTH of Junction 9 subsequently flowing into the Wendlebury Brook coming from Simms Farm (on the other side of the M40) and then joining the drainage from Chesterton Golf Course and into the village. The A41 also discharges into this culvert.

Each of the studies provides a consistent solution to the problem - the creation of a holding bund in Little Chesterton on the North side of the A41.

This is outlined in the Environment Agency Report (2019) attached as appendix two.

Although the applicant site is located within Flood Zone 1 and as such has a low probability of flooding, it is the impact this development will have on a number of watercourses and ponds across the existing catchment area which will increase the

flood risk in Little Chesterton and Wendlebury which is of concern to this Parish Council.

The National Planning Policy framework in paragraphs 155 to 157 states:
“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas of the highest risk, they should consider the cumulative impacts in or affecting local areas susceptible to flooding.”

The Parish Council has seen on the Planning Portal, correspondence between LLFA and Curtins (applicant's consultant) dated 18 February 2020 in which the applicant states “Discharge via ditched to Wendlebury Brook. Discharge to be in third party land to the south of the proposed site”.

The Parish Council supported the decision of Cherwell District Council to refuse this application on the basis that the applicant's drainage proposals are site specific and the mitigation works proposed by the applicant will not address the flooding risk to both Little Chesterton and Wendlebury.



1 Image of a back garden during October 2020 flooding



2: *The Flooded Brook, October 2020*



3: *Water outside the Lion on 4 October flooding the road*



CLIENT:
 ENVIRONMENT AGENCY


 peter brell associates
 CONSULTING ENGINEERS

SCALE: NTS
 REV: A
 DATE: 13/03/2001
 FILE: Wend_Location.WOR

DRAWING No:
Figure 1

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**Wendlebury Brook Study Catchment
 Location Plan**

4: Catchment Area - marked in black



5: Environment Agency flood risk map of the little Chesterton and Wendlebury. Culvert across A41 clearly shown