

Our Ref: KH/B0111/23

03 November 2023

Robert Fowler
Development Management Team Leader (West)
Planning Department
Oxford City Council
PO Box 10
Oxford
OX1 1EN

via email

Dear Robert Fowler,

RE: The Head of the River public house, Folly Bridge, Oxford

Further to your email suggestions dated 02 November 2023, we hereby provide the below response in respect of the proposals.

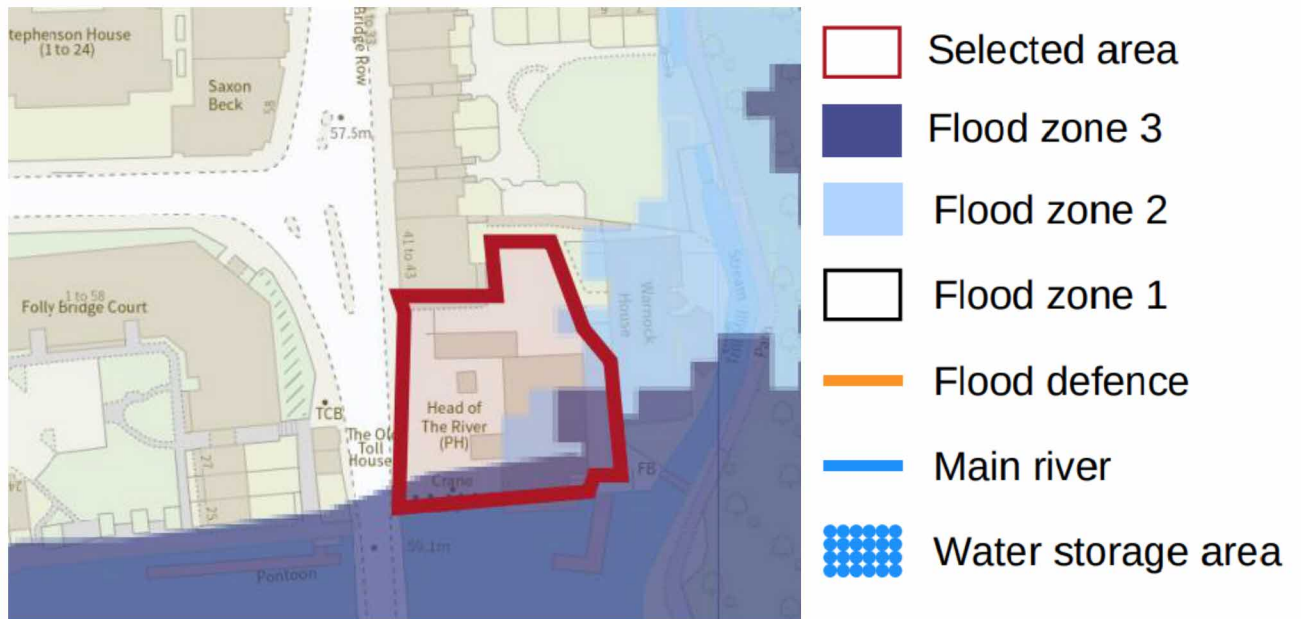
It is noted that parts of the site sit within Flood Zone 3, and Flood Zone 2. As such and as requested in the abovementioned email, please see below for the additional plan and information which we hereby provide to support this application:

- Flood Map Planning-2023-11-03T10_20_02.761Z – Environment Agency

The proposals comprise replacements of existing lightweight structures which will result in a minor increase in footprint, and which owing to their materials, will not involve any excavation of foundations or any increase in flood risk on site or off site. The use located within the flood zone 2 comprises the proposed bin store. The bin stores, alike to the existing bin stores which they would replace, will remain floodable, and the erection of their timber housing will not displace flood water or impede the flow of flood water elsewhere on site, or off site.

As such, the proposals would accord with Policies RE3 and RE4 of the Oxford City Local Plan as they would result in no displacement of flood water, and would not impede the flow of flood water, on site or off site.





Above – Extract from Flood Map Planning-2023-11-03T10_20_02.761Z – Environment Agency

The above information, and additional document supplied herein confirms that the proposal would have no impact on flood risk by reason of its low vulnerability use and small footprint. I hereby await confirmation that the above and attached will enable the Council to make an informed decision on the proposal and to validate the application at the earliest opportunity.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours Sincerely,

[Redacted signature]

Katie Hogendoorn MRTPI

Consultant

[Redacted contact information]

