

Oxford City Council  
Planning Control  
10 St. Ebbes Street  
Oxford  
Oxfordshire  
OX1 1PT

**Our ref:** WA/2013/114588/02-L01  
**Your ref:** 13/00832/FUL  
**Date:** 08 November 2013

Dear Ms Fettiplace,

**REDEVELOPMENT OF EXISTING STUDENT ACCOMMODATION AND TEACHING SITE COMPRISING THE DEMOLITION OF ALL BUILDINGS, WITH EXCEPTION OF THE 1913 RUSKIN COLLEGE FACADE TO WALTON STREET AND WORCESTER PLACE, AND ERECTION OF 90 STUDENT STUDY ROOMS, 3 FELLOWS/STAFF RESIDENTIAL ROOMS, TEACHING FACILITIES, LIBRARY ARCHIVE SOCIAL SPACE, LANDSCAPING AND ASSOCIATED WORKS (AMENDED PLANS AND ADDENDUM TO PLANNING STATEMENT) .  
FORMER RUSKIN COLLEGE SITE WALTON STREET OXFORD OXFORDSHIRE**

Thank you for consulting us on this matter. We received the letter on 05 November 2013 and we are now in a position to respond.

Our position outlined below in our letter of the 23 May 2013 still stands and we have no further comments on the amendments.

*The proposed development sits within Flood Zone 2 and is therefore at risk of flooding.*

*We have produced a series of standard comments for local planning authorities (LPAs) and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. This planning application sits within this category.*

*These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our web site at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)*

*We recommend that you view our standing advice in full on our web site before making a decision on this application.*

### **Further Advice**

*The report confirms that there will be inundation of the basement during the 1% climate change flood. The LPA may wish to consider the safety implications of this and presumably would not consent accommodation on this level of the development.*

Yours sincerely,

Environment Agency  
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.  
Customer services line: 03708 506 506  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Cont/d..

**Mr Jack Moeran**  
**Planning Advisor**

Direct dial 01491 828367

Direct e-mail [planning-wallingford@environment-agency.gov.uk](mailto:planning-wallingford@environment-agency.gov.uk)

cc Turnberry Consulting