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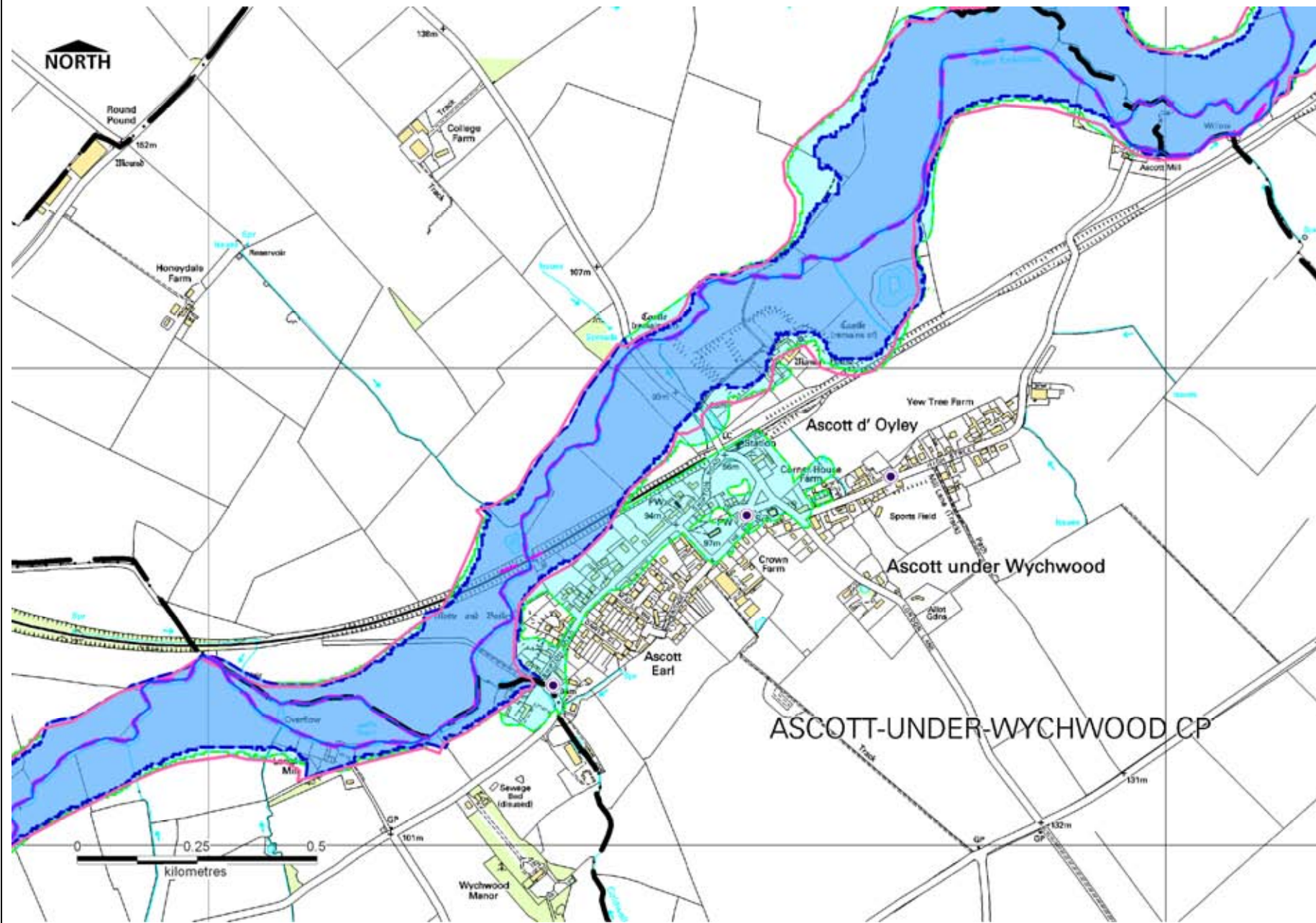
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Ascott-Under-Wychwood



Preliminary Assessment

Flood Zone	No proposed development sites. The village is located in Flood Zones 1, 2 and 3 associated with the River Evenlode.
Potential Housing Allocation	Ascott under Wychwood is classified as a Group A village in the West Oxfordshire Local Plan (WOLP) 2011. Under Policy H5 of the Plan, new dwellings will be permitted here through infilling and conversion of appropriate existing buildings.
Potential Employment Allocation	Under the Employment section of the WOLP, Ascott under Wychwood is classified as a Group A village. WOLP Policies E3, E4 and E5 are the key policies when considering proposals for new employment premises. New premises will normally be allowed through appropriate conversion of existing buildings and as new builds for ancillary home-working or farm diversification schemes.
Main River	The River Evenlode flows through Ascott under Wychwood in a north easterly direction.
Flood Record Information	WODC have record of 41 properties claiming flood relief grant following the flood event of July 2007. A large number of these were flooded directly from the River Evenlode. Some properties located along High Street were inundated by overland flow. Thames Water has record of 4 instances of sewer flooding in the post code district of Ascott under Wychwood over the last 10 years.

N.B. Flood Zones at this location are based on EA National Generalised Hydraulic Modelling.



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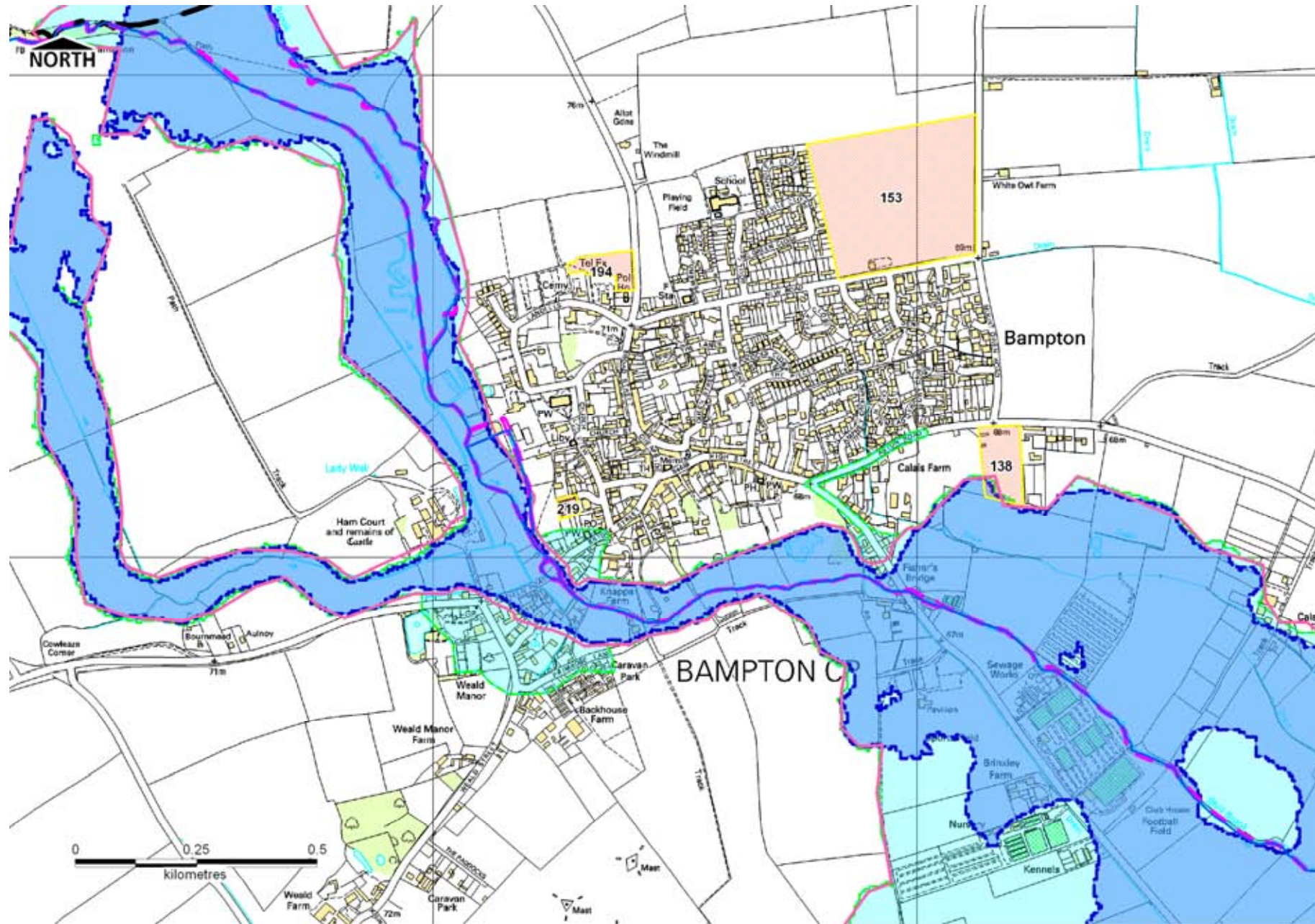


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Bampton

Preliminary Assessment



Flood Zone	The majority of the proposed development sites are located in Flood Zone 1. Site 138 is partially located within Flood Zones 2 and 3 associated with Shill Brook.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Bampton as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off and conservation of appropriate existing buildings. Bampton is an ancient settlement with an extensive conservation area covering the older part of the village. Opportunities for additional housing within the town's residential areas are limited and likely to be schemes only involving a small number of dwellings.
Potential Employment Allocation	With a population of 2500, Bampton is one of the smaller service centres in the district, being remote from the main sources of employment and secondary education. Local employment is limited.
Main River	Shill Brook flows around the western and through the southern extents of Bampton in a general south easterly direction towards its confluence with the River Thames. A drain which rises to the east of Black Bourton flows in an easterly direction converging with Shill Brook to the south west of Bampton.
Flood Record Information	WODC have records of 157 properties claiming flood grant aid in Bampton following the July 2007 flood event. Thames Water has record of 4 sewer flooding instances in the Bampton post code over the last 10 years.

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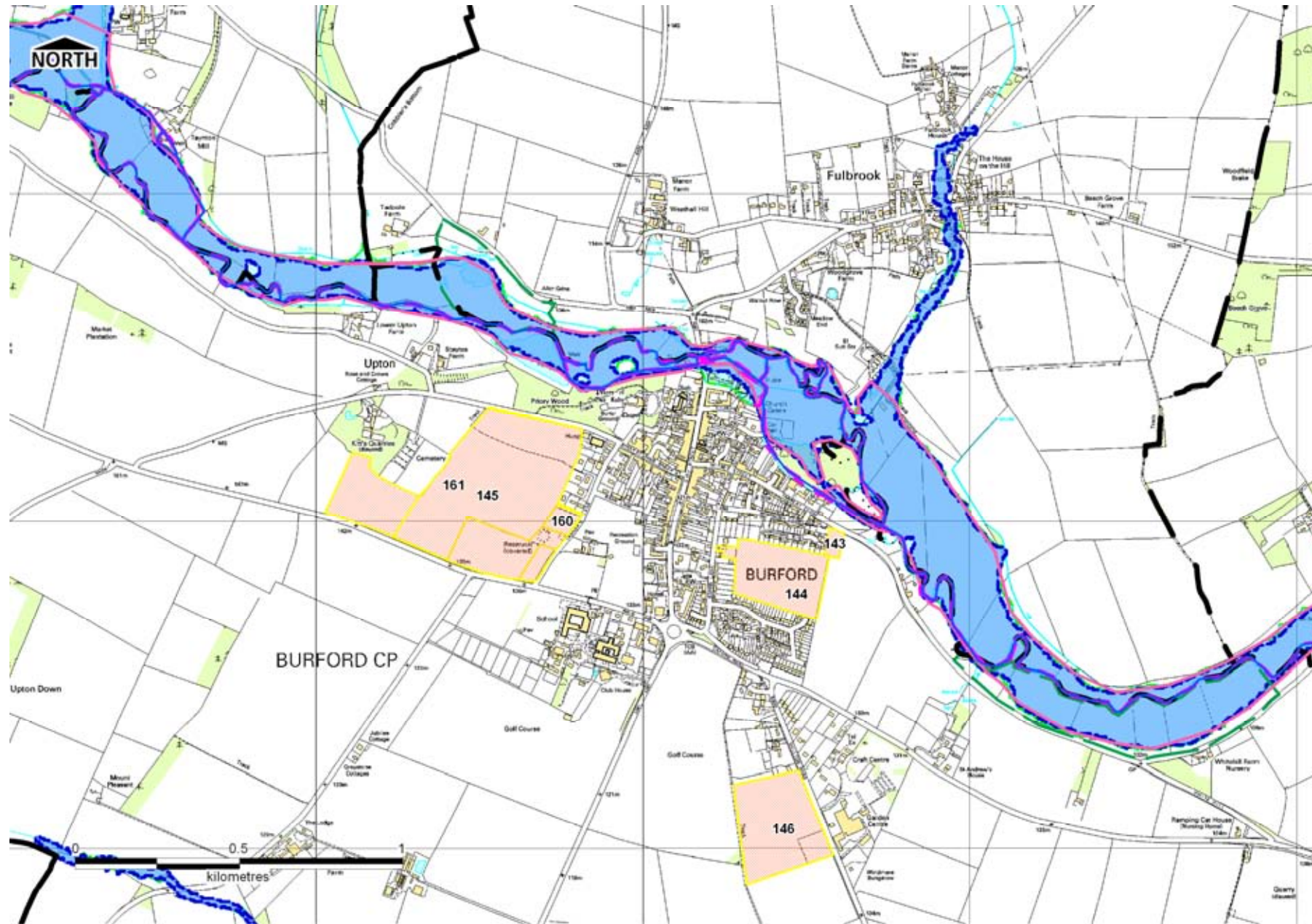
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Burford



Preliminary Assessment

Flood Zone	Proposed development sites are located entirely within Flood Zone 1.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Burford as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off and conservation of appropriate existing buildings. Almost all of the town and its setting lie within a conservation area and the Cotswolds Area of outstanding Natural Beauty. In recent years very few homes have been built in the town, reflecting limited opportunities within the dense historic core and more modern housing estates.
Potential Employment Allocation	With a population of 1400, Burford is one of the smaller service centres. It is a popular tourist destination, giving rise to some employment opportunities. Outside of the centre there are few specific employment sites.
Main River	The River Windrush flows along the northern boundary of Burford in an easterly direction. Shill Brook is located to the south forming part of the southern parish boundary.
Flood Record Information	WODC have records of 13 properties claiming flood grant aid following the July 2007 flood event. Some, but not all of these properties were located in Flood Zone 2 associated with the River Windrush. Thames Water has no record of flooding over the last 10 years in the Burford post code area.

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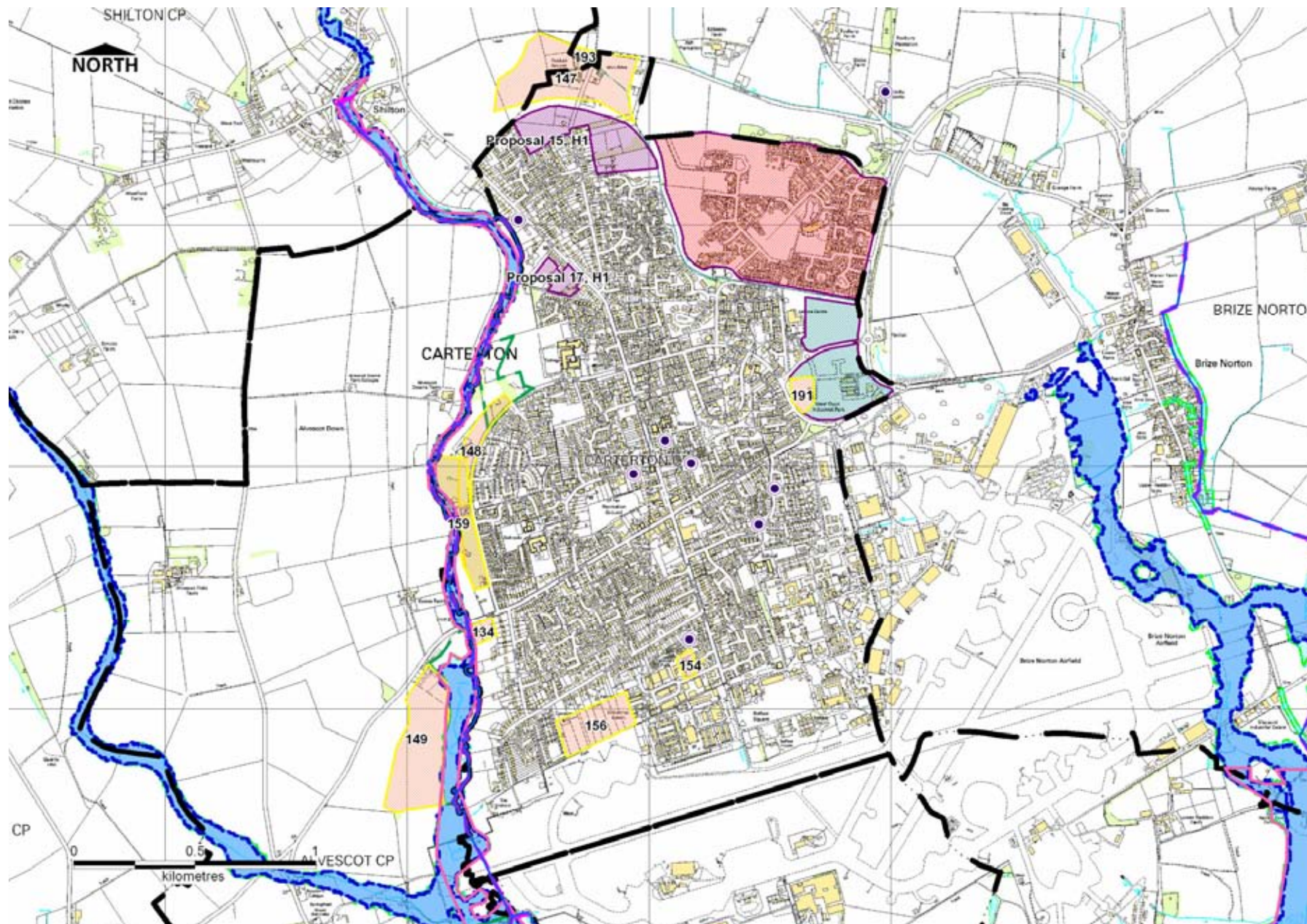
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Carterton

Preliminary Assessment



Flood Zone	The majority of the proposed development sites are located in Flood Zone 1. Several are partially located within Flood Zones 2 and 3 associated with Shill Brook.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Carterton as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off, conversion of appropriate existing buildings and on sites specifically allocated for residential development. Carterton is primarily a residential settlement, with much of the housing built to a relatively high density, limiting further infill development. There may be some potential for a small number of dwellings in the existing lower density areas. Development is constrained to the south because of the RAF base.
Potential Employment Allocation	Outside the town centre, Carterton South Industrial Estate is the only significant established employment area and is well occupied. The development of new employment areas, including the West Oxfordshire Business and Retail Park, and Ventura Park is underway and there has been a steady uptake of this land. Large areas of land in and around the town are under the control of the Ministry Of Defence (MOD).
Main River	Shill Brook forms the western boundary of Carterton, flowing in a southerly direction.
Flood Record Information	During the July 2007 flood event Carterton experienced flooding from surface water originating from highway runoff and overland flow from surrounding farmland. WODC have record of 26 properties claiming flood grant aid in Carterton.

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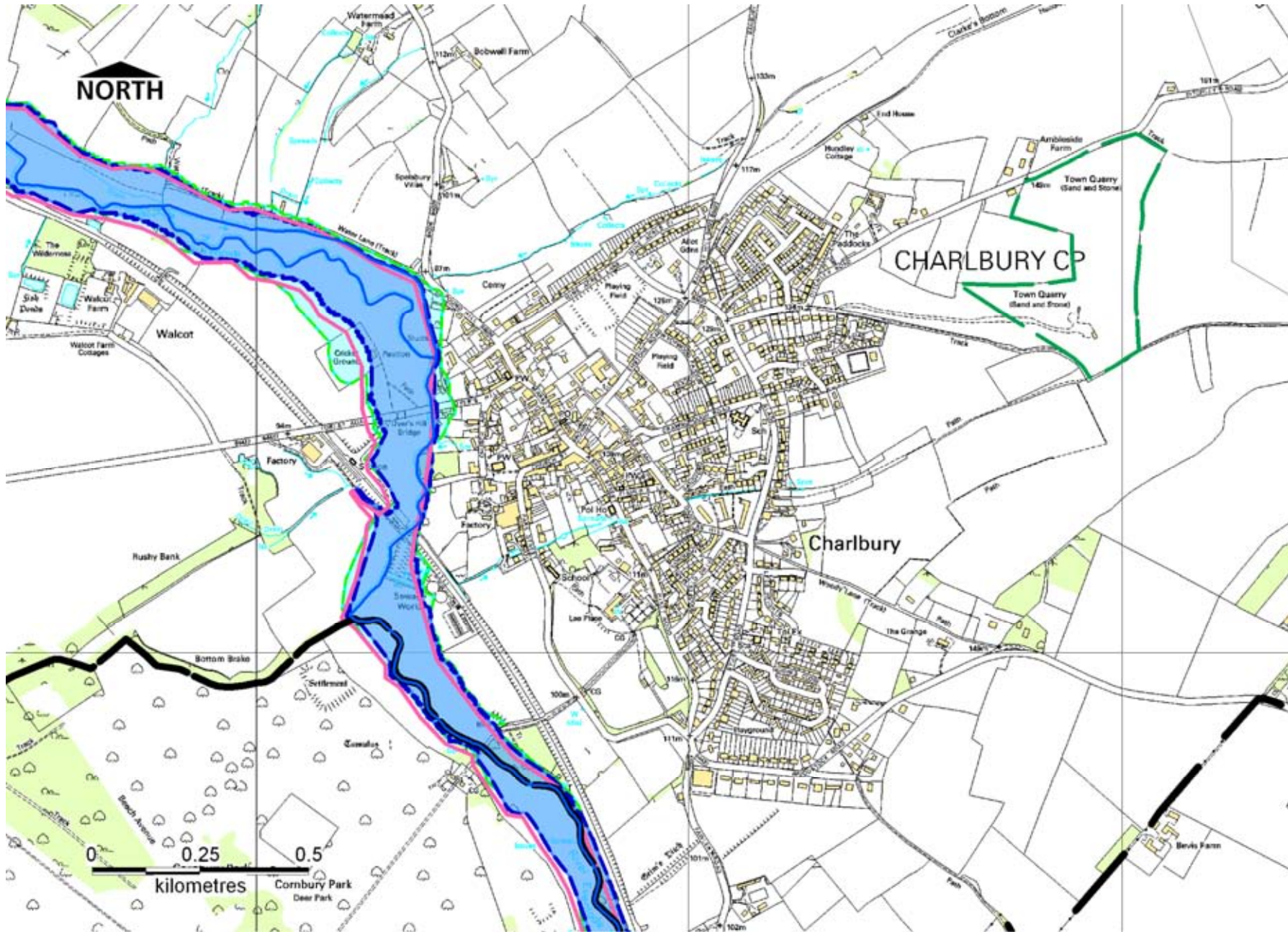
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Charlbury

Preliminary Assessment



Flood Zone	No proposed development sites. The western edge of the village is partially located within Flood Zones 1, 2 and 3 associated with the River Evenlode.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Charlbury as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off, conversion of appropriate existing buildings and on sites specifically allocated for residential development.
Potential Employment Allocation	With a population of 3000, Charlbury is a medium sized service centre.
Main River	The River Evenlode flows through Charlbury in a south easterly direction.
Flood Record Information	WODC have record of 7 properties claiming flood grant aid in Charlbury following the July 2007 flood event. Thames Water has no record of sewer flooding in the Parish.

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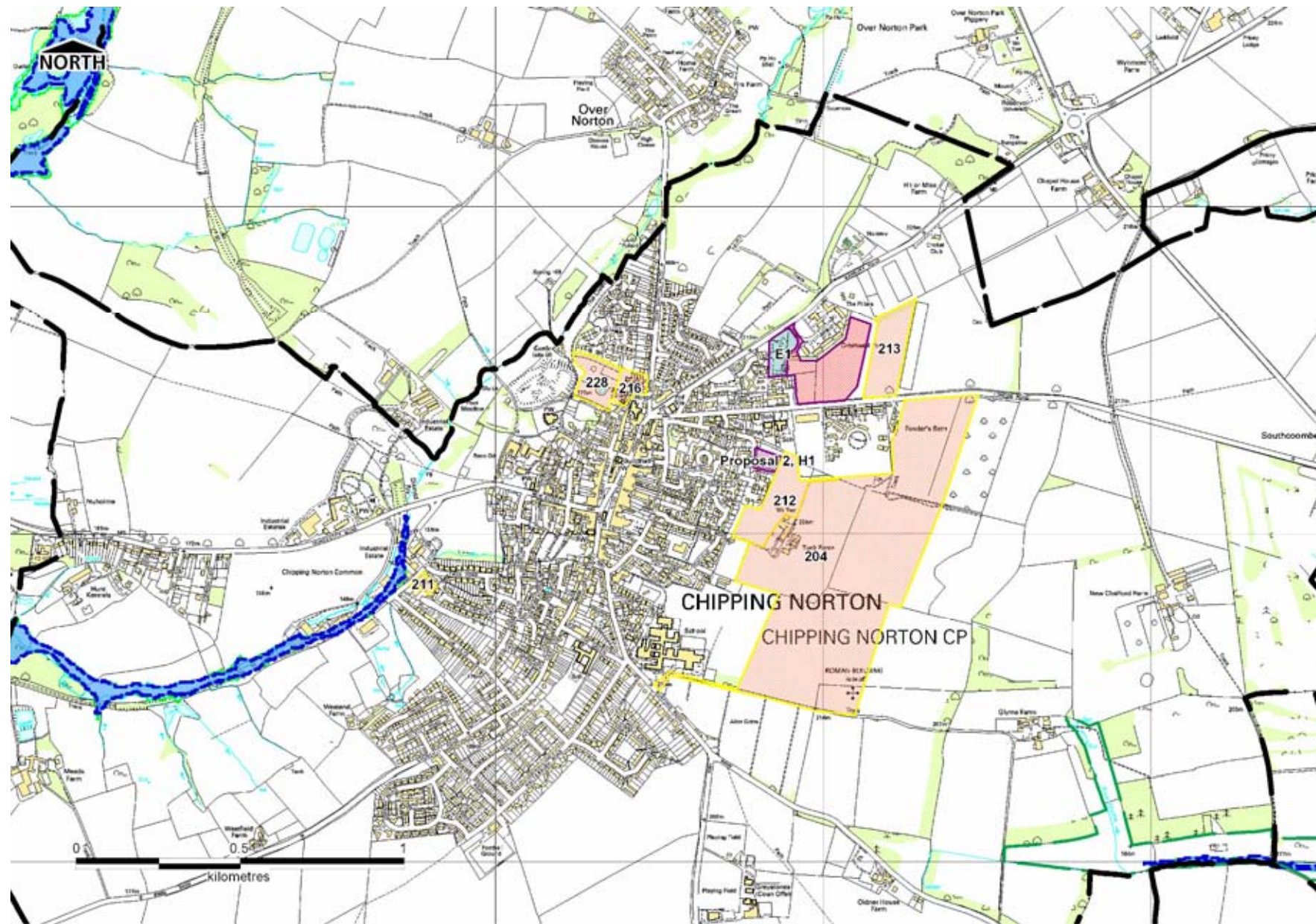


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Chipping Norton

Preliminary Assessment



Flood Zone	Proposed development sites are located entirely within Flood Zone 1.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Chipping Norton as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off, conversion of appropriate existing buildings and on sites specifically allocated for residential development. There are likely to be some limited, small scale, opportunities for intensification or redevelopment within the existing built up area. Chipping Norton is the third largest town in West Oxfordshire.
Potential Employment Allocation	With the loss of traditional industry and major employers in the area, there has been a key objective to retain and expand existing employment opportunities. Established industrial estates are well occupied.
Main River	There are no main rivers through the urban area of Chipping Norton, only surface water drains. The source of the River Glyme is located to the south east. A tributary of the River Evenlode is located in the west of the parish.
Flood Record Information	WODC only have record of 1 property claiming flood grant aid in Chipping Norton following the July 2007 flood event. Thames Water has no record of sewer flooding in the Parish.

N.B. Flood Zones at this location are based on EA National Generalised Hydraulic Modelling.



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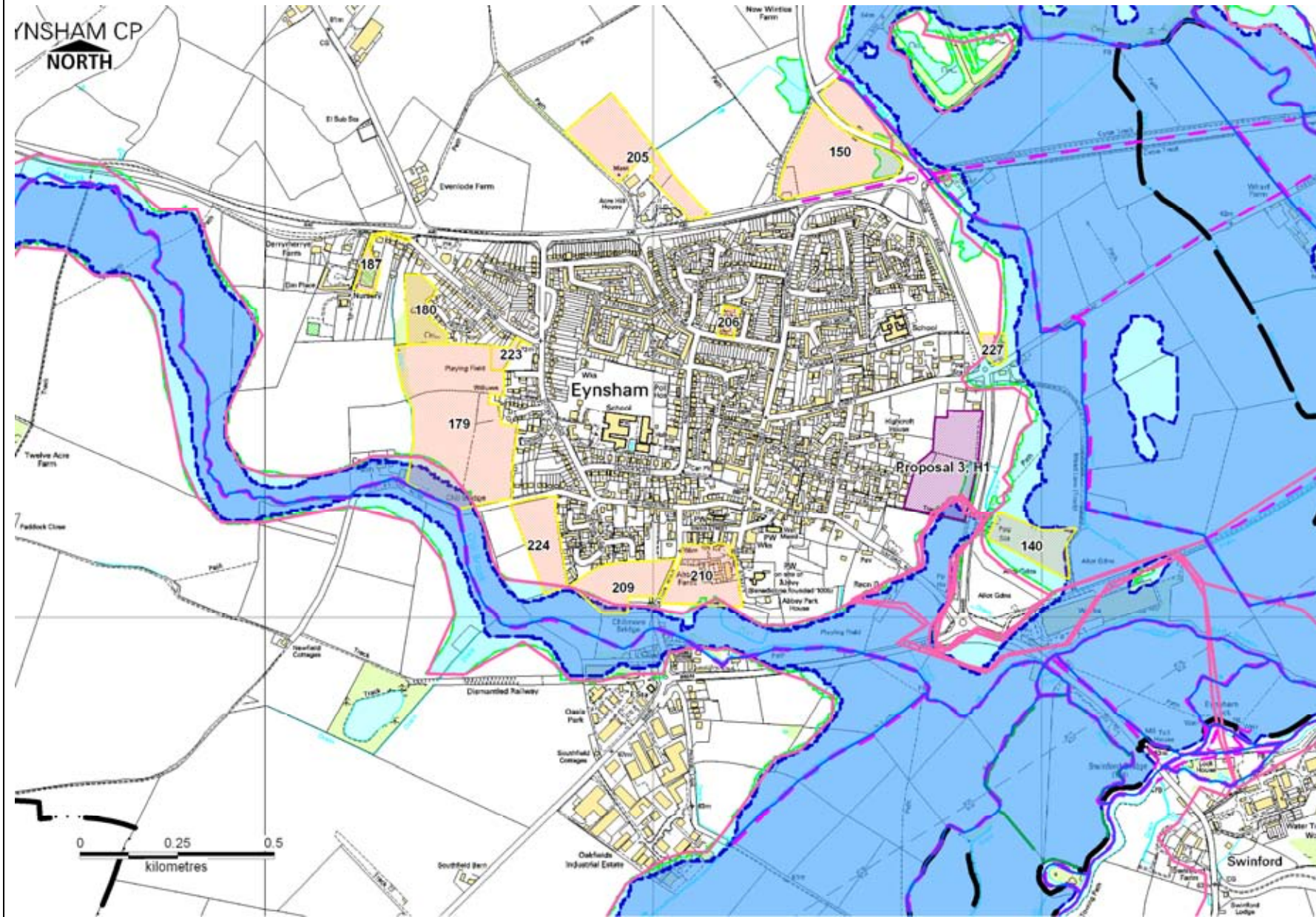


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Eynsham

Preliminary Assessment



Flood Zone	The majority of proposed development sites are located in Flood Zone 1. Several are partially located within Flood Zones 2 and 3 associated with Chil Brook and Eynsham Mead Ditch.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Eynsham as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off, conversion of appropriate existing buildings and on sites specifically allocated for residential development. Eynsham is the fourth largest settlement in the district. The capacity for further housing development within the existing built up areas is limited, particularly because of the high density of existing development and the constraints of the historic centre including the large number of listed buildings.
Potential Employment Allocation	Eynsham is an important local service centre, with a wide range of facilities and employment. On the outskirts of the town, there are a number of industrial estates. These established employment sites are well utilised. There are no large previously developed sites currently available for development.
Main River	Chil Brook flows in an easterly direction to the south of Eynsham. The River Thames flows north eastwards approximately 900m south east of Eynsham. A number of tributaries join the River Thames in this area including the River Evenlode, Eynsham Mead Ditch and the Old Canal.
Flood Record Information	WODC have records of 12 properties claiming flood grant aid following the July 2007 flood event. Flooding was concentrated in Barnard Gate, Station Road and in the vicinity of the recreation ground. Thames Water have no record of sewer flooding in Eynsham. Potential development sites need to carefully consider risk to existing property downstream.

N.B. Chil Brook and R. Evenlode Flood Zones are based on EA National Generalised Hydraulic Modelling. The R. Thames Flood Zones are derived from EA Detailed Hydraulic Modelling.



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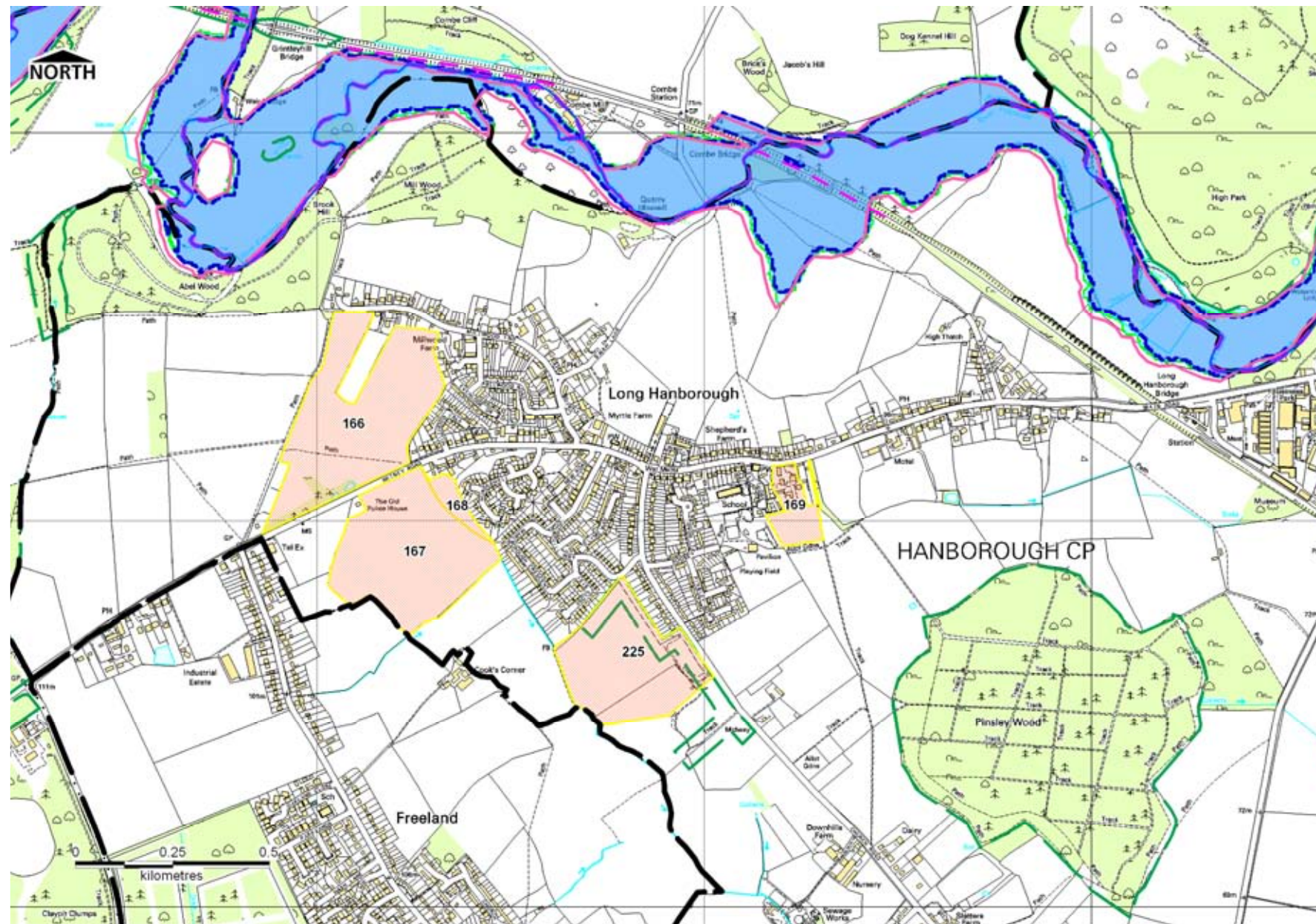
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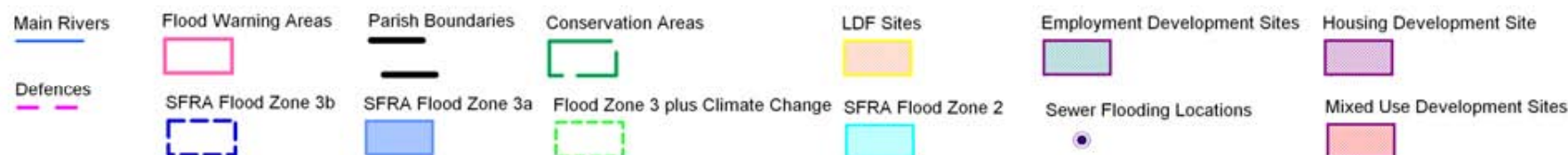
Long Hanborough



Preliminary Assessment

Flood Zone	Proposed development sites are located entirely within Flood Zone 1. Flood Zones 2 and 3 associated with the River Evenlode are located to the north of the village.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Long Hanborough as a Group C settlement. Under Policy H7 of the Plan new dwellings will be permitted here through infilling, rounding off and conservation of appropriate existing buildings. Long Hanborough is one of the smaller service centres in the District. Some intensification of the residential areas has taken place and this is likely to continue in the future but only with a small number of dwellings.
Potential Employment Allocation	To the east of the village there are well established employment areas.
Main River	The River Evenlode meanders in an easterly direction to the north of Long Hanborough.
Flood Record Information	WODC have record of 1 property claiming flood grant aid following the July 2007 flood event. This property resides in EA Flood Zone 1. Thames Water has no record of sewer flooding of properties in the Long Hanborough post code over the last 10 years.

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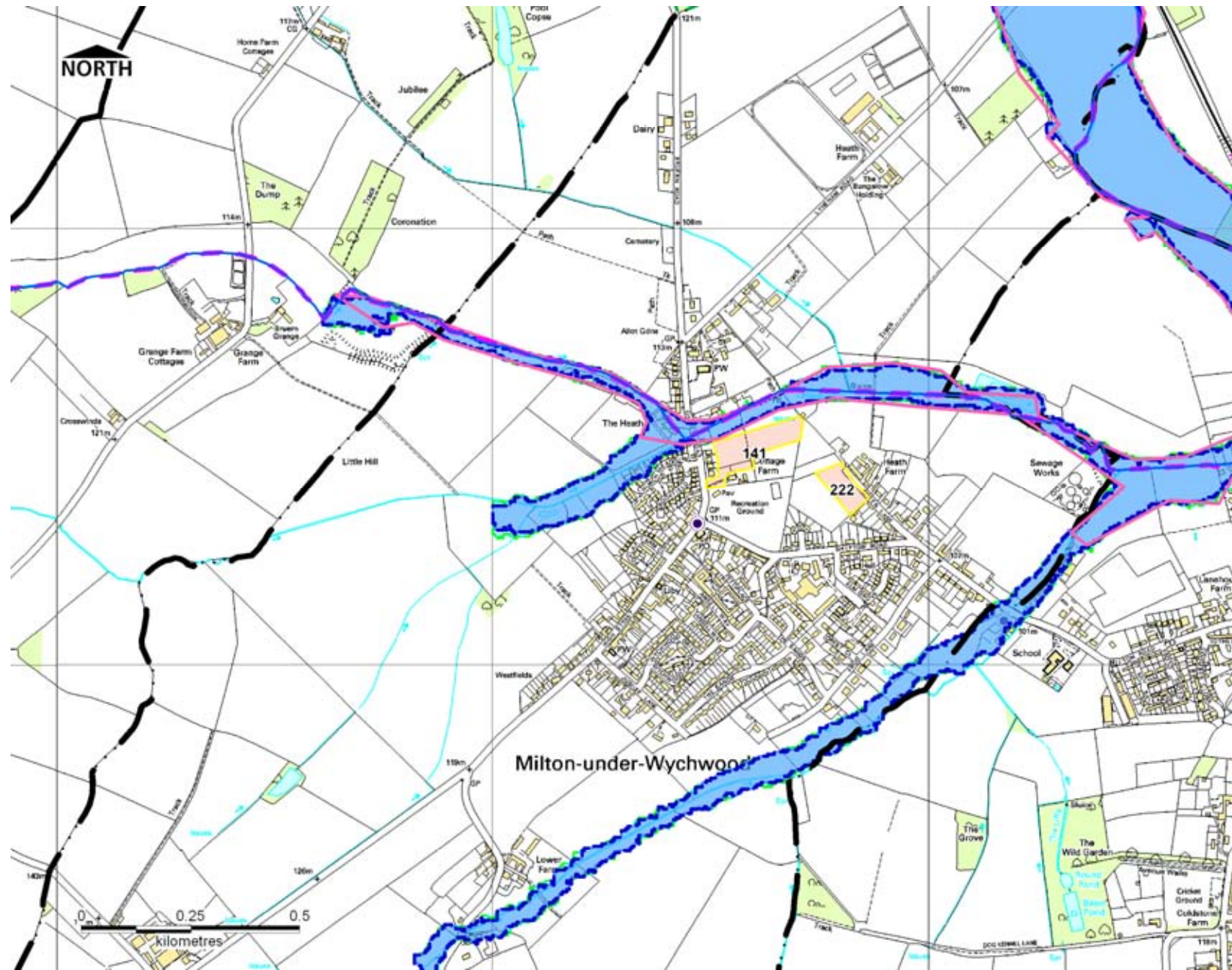
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Milton under Wychwood

Preliminary Assessment



Flood Zone	Proposed development sites are located entirely within Flood Zone 1.
Potential Housing Allocation	Milton under Wychwood is classified as a Group B medium-sized settlement in the West Oxfordshire Local Plan (WOLP) 2011. Under Policy H6 of the Plan, new dwellings will be permitted here through infilling, rounding off an existing built up area and conversion of appropriate existing buildings.
Potential Employment Allocation	Under the Employment section of the WOLP, Milton under Wychwood is classified as a Group B settlement. Policy E3 of the Plan is one of the key policies when considering the development of new sites. If the proposal is for individual premises and is appropriate in terms of the scale and character of the locality, it will normally be allowed.
Main River	The River Evenlode is located northeast of the Milton under Wychwood parish boundary but is not known to have directly flooded any property in the parish. Little Stock Brook flows through The Heath. A tributary of Little Stock Brook flows north eastwards to the south of the village, and causes localised flooding of the Old Mill.
Flood Record Information	WODC have records of 14 properties claiming flood relief aid following the July 2007 flood event. Some of these properties are located in Flood Zone 1 and were affected by surface water flooding. The Heath is known to have experienced historical flooding. The tributary of Little Stock Brook flowing north eastwards to the south of the village is known to cause localised flooding of the Old Mill. Thames Water has record of 4 instances of sewer flooding in the Milton under Wychwood post code boundary.

N.B. Flood Zones at this location are based on EA National Generalised Hydraulic Modelling.



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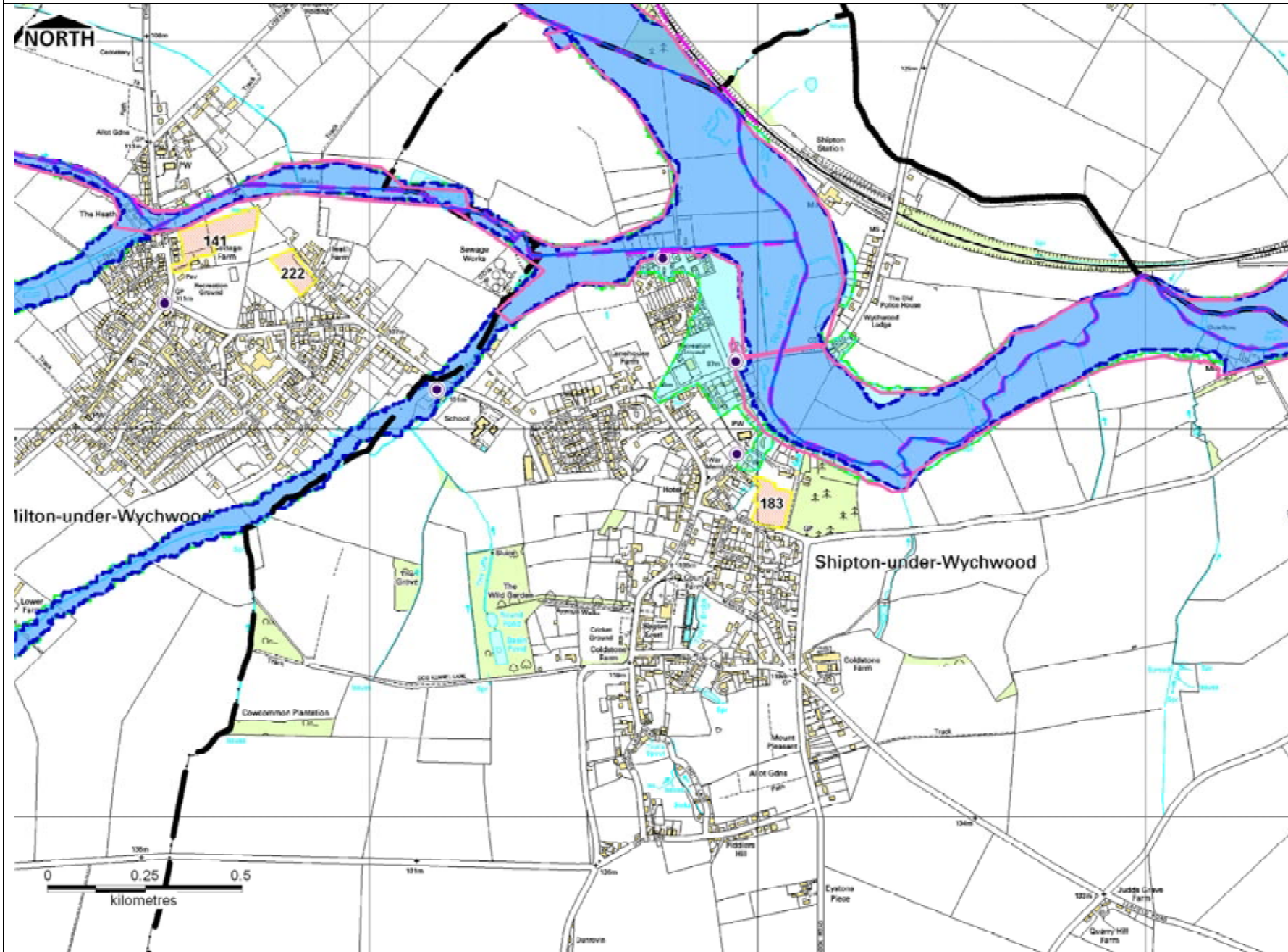
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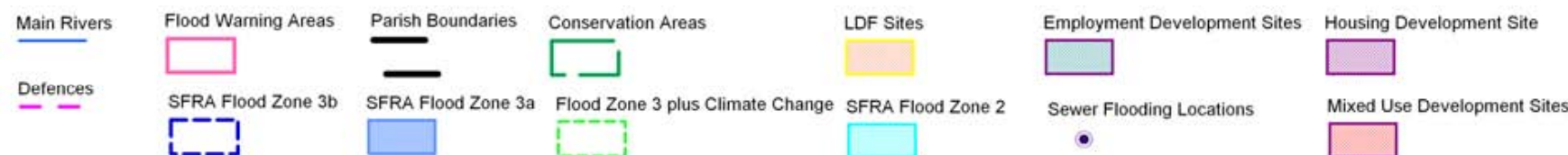
Shipton-Under-Wychwood



Preliminary Assessment

Flood Zone	Proposed development site is located entirely within Flood Zone 1.
Potential Housing Allocation	Shipton under Wychwood is classified as a Group B medium-sized settlement in the West Oxfordshire Local Plan (WOLP) 2011. Under Policy H6 of the Plan new dwellings will be permitted here through infilling, rounding off an existing built up area and conversion of appropriate existing buildings.
Potential Employment Allocation	Under the Employment section of the WOLP Shipton under Wychwood is classified as a Group B settlement. Policy E3 of the Plan is one of the key policies when considering the development of new sites. If the proposal is for individual premises and is appropriate in terms with the scale and character of the locality, it will normally be allowed.
Main River	The River Evenlode flows in a south easterly direction alongside the northern boundary of Shipton under Wychwood village. A tributary of Little Stock Brook flows north eastwards to the north west of the village.
Flood Record Information	<p>WODC have records of 30 properties claiming flood grant aid following the July 2007 flood event, however more were affected and a large number of local residents were rescued by the fire service. A number of those properties affected are located in Flood Zone 1 and were inundated by surface water runoff.</p> <p>The tributary of Little Stock Brook flowing north eastwards is known to cause localised flooding of the Old Mill.</p> <p>Thames Water has record of 4 instances of sewer flooding in the Shipton under Wychwood Parish.</p>

N.B. Flood Zones at this location are based on EA National Generalised Hydraulic Modelling.



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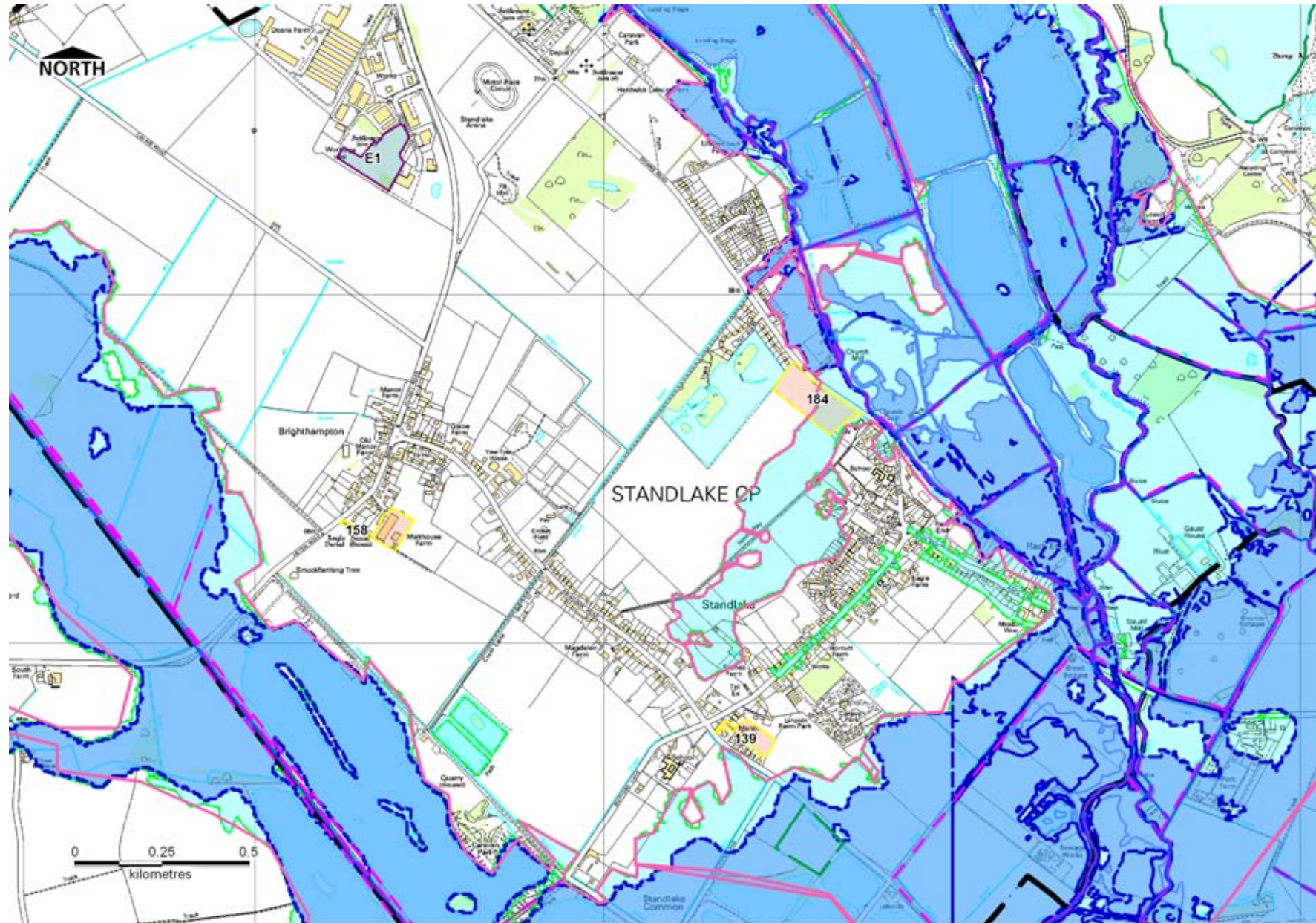


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Standlake

Preliminary Assessment



Flood Zone	Proposed development site 184 is located partially within Flood Zones 1 and 2 associated with the River Windrush. The remaining sites are located entirely within Flood Zone 1.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Standlake as a Group B medium-sized settlement. Under Policy H6 of the Plan new dwellings will be permitted here through infilling, rounding off and conversion of appropriate existing buildings.
Potential Employment Allocation	Under the Employment section of the WOLP, Standlake is classified as a Group B settlement. Policy E3 of the Plan is one of the key policies when considering the development of new sites. If the proposal is for individual premises and is appropriate in terms of the scale and character of the locality, it will normally be allowed.
Main River	To the east of Standlake, the River Windrush flows in a southerly direction towards the River Thames, which proceeds along the southern boundary of the parish.
Flood Record Information	WODC have record of 36 properties claiming flood grant aid following the July 2007 flood event. A large number of these properties were located in EA Flood Zone 2. Thames Water has records of 4 properties experiencing flooding from sewers in the Standlake post code district in the last 10 years.

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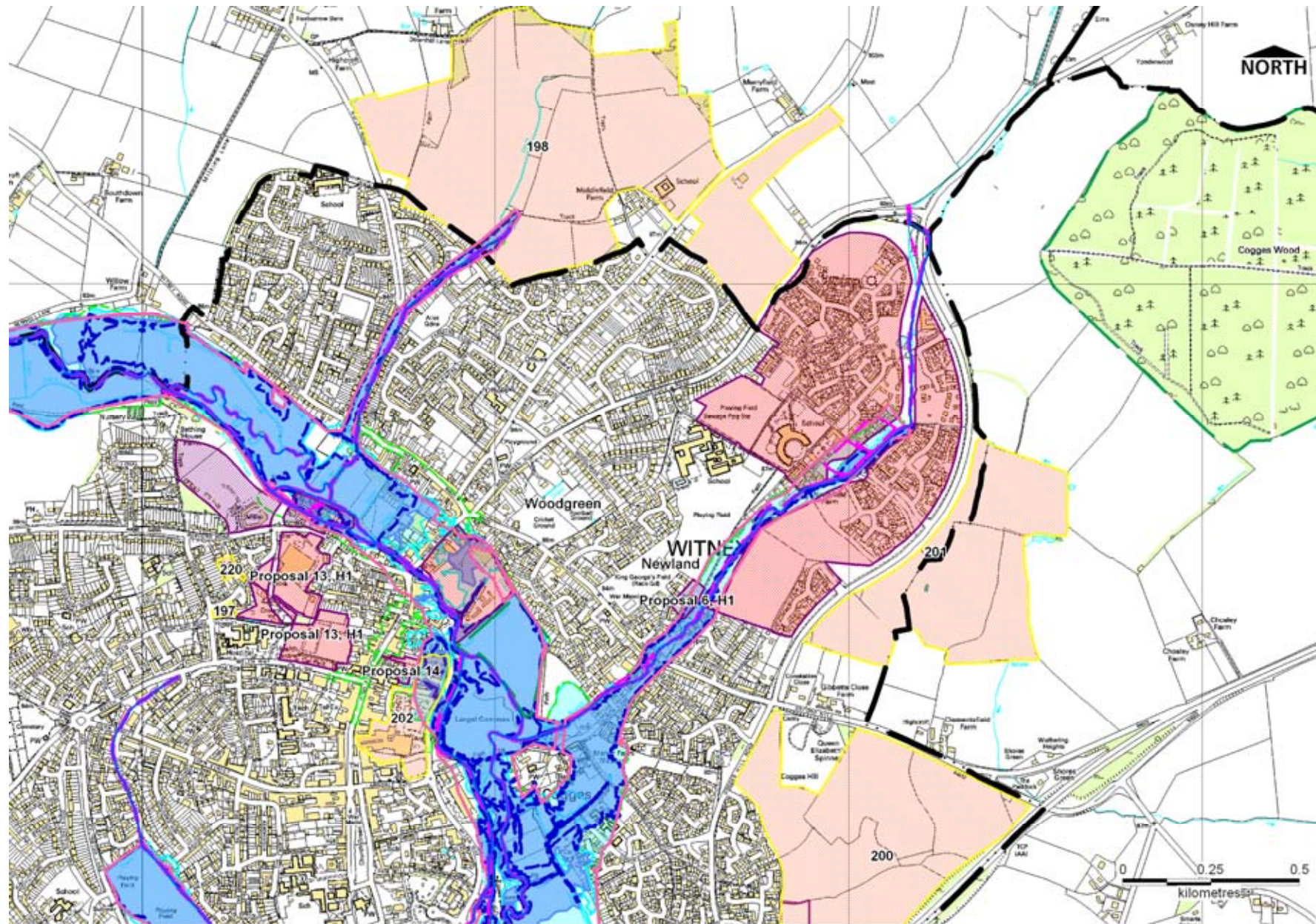
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NE Witney

Preliminary Assessment



Flood Zone	Proposed development sites are partially located within Flood Zones 1, 2 and 3.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 identifies Witney as a Group C settlement. Policy H7 of the Plan allows new dwellings in Group C settlements through infilling and rounding off in the existing built-up area, conversion of appropriate existing buildings and on sites specifically allocated for residential development. The Oxfordshire Structure Plan identifies 3,000 new dwellings for Witney 2001-16 of which about 2,000 are completed. The draft South East Plan proposes 6,700 new dwellings for the whole district between 2006 and 2026. There appears to be limited opportunities for further new housing within the existing built up area of the town.
Potential Employment Allocation	Witney is the main service centre in the District, being the location for much of the past housing and employment growth. Employment has historically been associated with traditional manufacturing industries which in recent decades have declined, making several large sites available for redevelopment. This is unlikely to be repeated in the future. Development is limited in the historic town centre due to it being densely developed with numerous listed buildings. The West Oxfordshire Economy Study 2007 identifies that the lower quality employment sites in the town appear to be meeting local needs. There has been a steady uptake of the employment land allocated in the Downs Road area.
Main River	The River Windrush flows through Witney in a general south easterly direction. Madley Brook and a further tributary of the River Windrush flow south westwards through east and north Witney respectively. Emma's Dike flows through the centre of Witney in a general south easterly direction.
Flood Record Information	During July 2007 WODC have record of 233 properties claiming flood grant aid. The number of properties affected by flooding may be greater than this. Flooding was attributed to a number of sources including highway drainage, land drainage, balancing ponds not functioning, inadequate capacity of Bridge Street culvert, buildings in natural flow paths, insufficient storage and changes in land use.

N.B. Flood Zones for the River Windrush at this location are derived from EA Detailed Hydraulic Modelling. Flood Zones for the other watercourses are derived from EA National Generalised Hydraulic Modelling.



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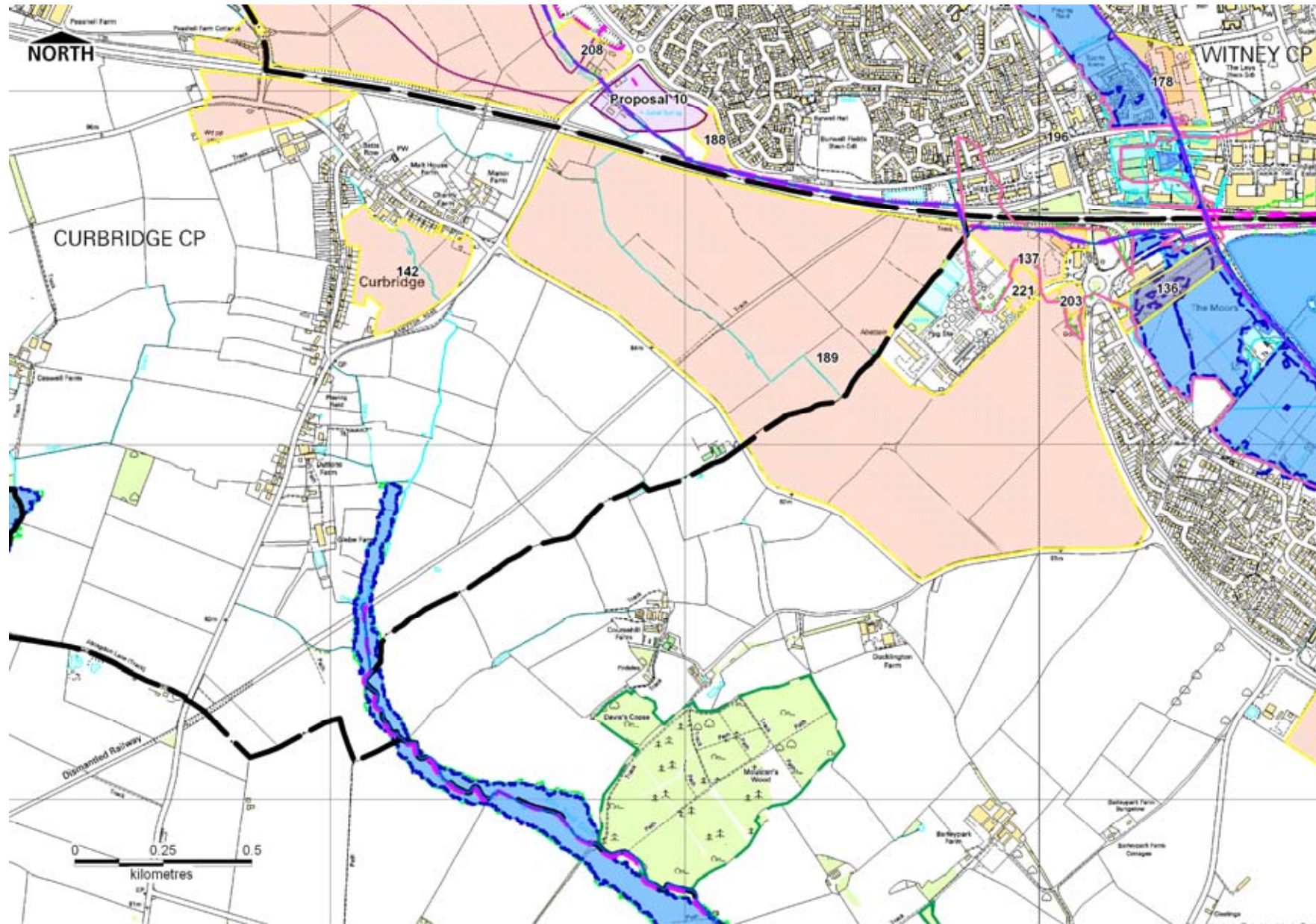


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SW Witney

Preliminary Assessment



Flood Zone	Proposed development sites are located partially within Flood Zones 1, 2 and 3 associated with Emma's Dike.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 identifies Witney as a Group C settlement. Policy H7 of the Plan allows new dwellings in Group C settlements through infilling and rounding off in the existing built-up area, conversion of appropriate existing buildings and on sites specifically allocated for residential development. The Oxfordshire Structure Plan identifies 3,000 new dwellings for Witney 2001-16 of which about 2,000 are completed. The draft South East Plan proposes 6,700 new dwellings for the whole district between 2006 and 2026. There appears to be limited opportunities for further new housing within the existing built up area of the town.
Potential Employment Allocation	Witney is the main service centre in the District, being the location for much of the past housing and employment growth. Employment has historically been associated with traditional manufacturing industries which in recent decades have declined, making several large sites available for redevelopment. This is unlikely to be repeated in the future. Development is limited in the historic town centre due to it being densely developed with numerous listed buildings. The West Oxfordshire Economy Study 2007 identifies that the lower quality employment sites in the town appear to be meeting local needs. There has been a steady uptake of the employment land allocated in the Downs Road area.
Main River	Emma's Dike flows through the centre of Witney in a general south easterly direction. Colwell Brook flows south eastwards along the western boundary of Witney. Elm Bank Ditch flows through the southern area of Witney in a south easterly direction.
Flood Record Information	During July 2007 WODC have record of 233 properties claiming flood grant aid. The number of properties affected by flooding may be greater than this. Flooding was attributed to a number of sources including highway drainage, land drainage, balancing ponds not functioning, inadequate capacity of Bridge Street culvert, buildings in natural flow paths, insufficient storage and changes in land use.

N.B. Flood Zones for the River Windrush at this location are derived from EA Detailed Hydraulic Modelling. Flood Zones for the other watercourses are derived from EA National Generalised Hydraulic Modelling.



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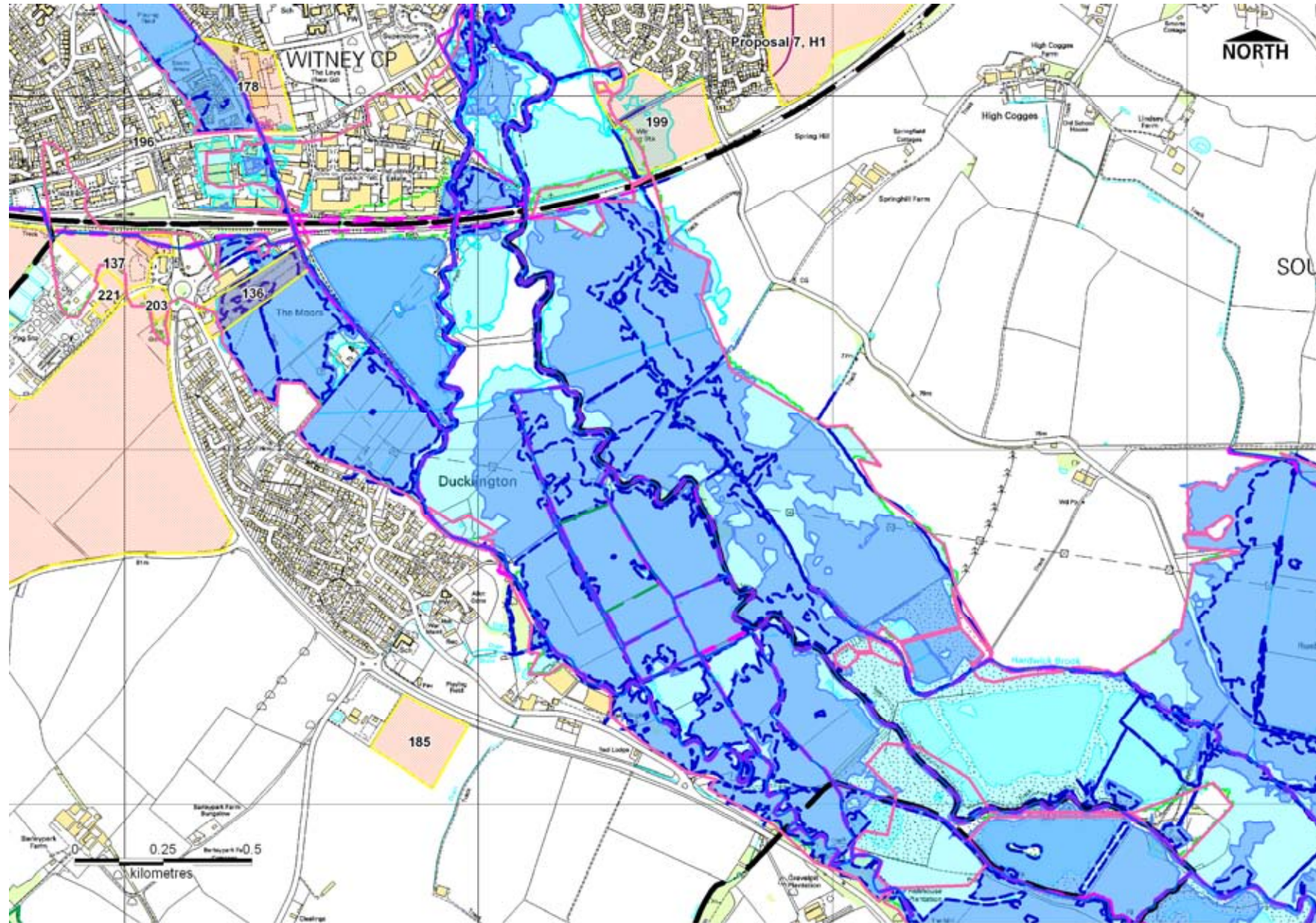
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SE Witney



Preliminary Assessment

Flood Zone	Proposed development sites are partially located within Flood Zones 1, 2 and 3 associated with the River Windrush, Emma's Dike and Hardwick Brook.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 identifies Witney as a Group C settlement. Policy H7 of the Plan allows new dwellings in Group C settlements through infilling and rounding off in the existing built-up area, conversion of appropriate existing buildings and on sites specifically allocated for residential development. The Oxfordshire Structure Plan identifies 3,000 new dwellings for Witney 2001-16 of which about 2,000 are completed. The draft South East Plan proposes 6,700 new dwellings for the whole district between 2006 and 2026. There appears to be limited opportunities for further new housing within the existing built up area of the town.
Potential Employment Allocation	Witney is the main service centre in the District, being the location for much of the past housing and employment growth. Employment has historically been associated with traditional manufacturing industries which in recent decades have declined, making several large sites available for redevelopment. This is unlikely to be repeated in the future. Development is limited in the historic town centre due to it being densely developed with numerous listed buildings. The West Oxfordshire Economy Study 2007 identifies that the lower quality employment sites in the town appear to be meeting local needs. There has been a steady uptake of the employment land allocated in the Downs Road area.
Main River	The River Windrush flows through Witney in a general south east direction. Emma's Dike flows through the centre of Witney in a general south easterly direction. Hardwick Brook and further local drains flow south eastwards to the south east of Witney roughly parallel to the River Windrush.
Flood Record Information	During July 2007 WODC have record of 233 properties claiming flood grant aid. The number of properties affected by flooding may be greater than this. Flooding was attributed to a number of sources including highway drainage, land drainage, balancing ponds not functioning, inadequate capacity of Bridge Street culvert, buildings in natural flow paths, insufficient storage and changes in land use.

N.B. Flood Zones for the River Windrush at this location are derived from EA Detailed Hydraulic Modelling. Flood Zones for the other watercourses are derived from EA National Generalised Hydraulic Modelling.



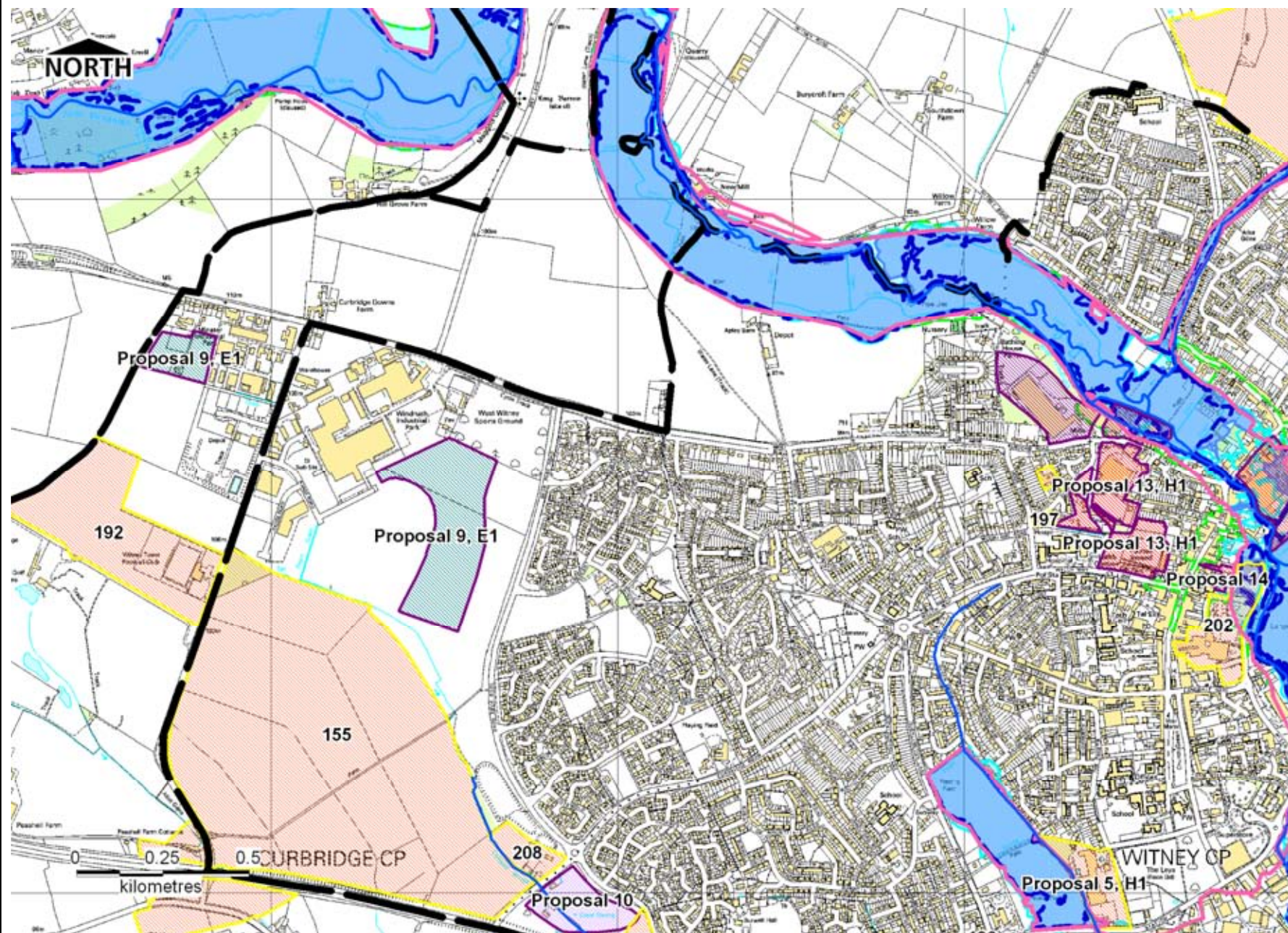
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West Oxfordshire District Council: Level 1 SFRA



NW Witney



Preliminary Assessment

Flood Zone	Proposed development sites are located in Flood Zones 1, 2 and 3 associated with the River Windrush and Emma's Dike.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 identifies Witney as a Group C settlement. Policy H7 of the Plan allows new dwellings in Group C settlements through infilling and rounding off in the existing built-up area, conversion of appropriate existing buildings and on sites specifically allocated for residential development. The Oxfordshire Structure Plan identifies 3,000 new dwellings for Witney 2001-16 of which about 2,000 are completed. The draft South East Plan proposes 6,700 new dwellings for the whole district between 2006 and 2026. There appears to be limited opportunities for further new housing within the existing built up area of the town.
Potential Employment Allocation	Witney is the main service centre in the District, being the location for much of the past housing and employment growth. Employment has historically been associated with traditional manufacturing industries which in recent decades have declined, making several large sites available for redevelopment. This is unlikely to be repeated in the future. Development is limited in the historic town centre due to it being densely developed with numerous listed buildings. The West Oxfordshire Economy Study 2007 identifies that the lower quality employment sites in the town appear to be meeting local needs. There has been a steady uptake of the employment land allocated in the Downs Road area.
Main River	The River Windrush flows through Witney in a general easterly direction. Emma's Dike flows through the centre of Witney in a general south easterly direction. Colwell Brook flows south eastwards along the western boundary of Witney.
Flood Record Information	During July 2007 WODC have record of 233 properties claiming flood grant aid. The number of properties affected by flooding may be greater than this. Flooding was attributed to a number of sources including highway drainage, land drainage, balancing ponds not functioning, inadequate capacity of Bridge Street culvert, buildings in natural flow paths, insufficient storage and changes in land use.

N.B. Flood Zones for the River Windrush at this location are derived from EA Detailed Hydraulic Modelling. Flood Zones for the other watercourses are derived from EA National Generalised Hydraulic Modelling.



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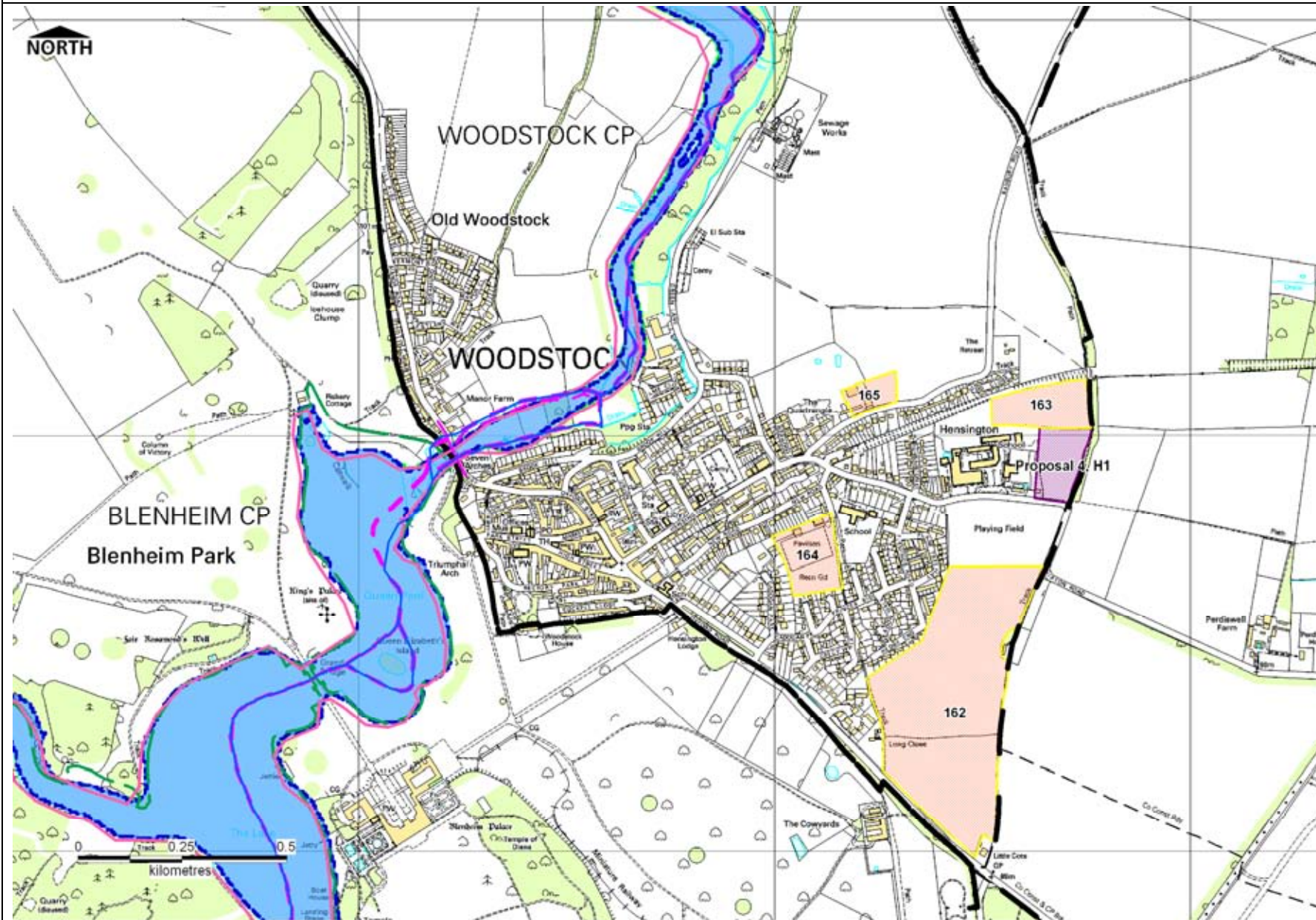
West Oxfordshire District Council: Level 1 SFRA



WEST OXFORDSHIRE
DISTRICT COUNCIL



Woodstock



Preliminary Assessment

Flood Zone	Proposed development sites are located entirely within Flood Zone 1 associated with the River Glyme.
Potential Housing Allocation	The West Oxfordshire Local Plan (WOLP) 2011 classifies Woodstock as a Group C settlement. Under Policy H7 of the Plan, new dwellings will be permitted here through infilling, rounding off, conservation of appropriate existing buildings and on sites specifically allocated for residential development. Woodstock is an historic town with many listed buildings, a conservation area covering much of the town centre and abuts the Blenheim Palace World Heritage Site. The historic core of the town is high in density, with only limited opportunities for residential development. House building in recent years has been low reflecting the limited opportunities.
Potential Employment Allocation	Woodstock has an approximate population of 3000. Tourism plays an important role in the town's livelihood. Outside of the centre, there are a few well used employment sites.
Main River	The River Glyme and a tributary drain run through the western area of Woodstock in a south westerly direction.
Flood Record Information	WODC have records of 1 property claiming flood grant aid in Woodstock following the flood event of July 2007. Thames Water has 3 records of sewer flooding in the Woodstock post code area over the last 10 years.

N.B. Flood Zones at this location are derived from EA National Generalised Hydraulic Modelling.



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