**From:** Simon Rees <s.rees@greenfieldenviro.co.uk>   
**Sent:** 05 September 2022 12:29  
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>; simon@heatonsconsulting.com  
**Subject:** RE: MW.0115/21 - Environment Agency update

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Mary

I am not really sure that the floodplain areas are clearly stated in the various documents submitted but I have just measured the floodplain areas and extraction areas from the submitted plans.

The extraction area from the latest plans is 14.8ha, with the north-western area (comprising the road access, processing plant/ infrastructure and bunding) comprising 2.3ha - Flood Plain Zone 1 area.

The majority of the site (12.5ha) therefore lies within Floodplain Zone 3. There is a very small strip of land in Zone 2, but is so thin it is difficult to measure and is rather inconsequential.

As a separate note, I have attached some extracts from the FRA relating to the original marina and also the latest FRA for the mineral scheme.

Our flood risk specialists confirm that there is no requirement for a sequential or exception test due to the type of development proposed - sand and gravel extraction is flood compatible development and there is no built or infrastructure proposals located outside of the Zone 1 area.

I hope this is information is of use, but please come back to me if you require any further information.

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