

Dear Planning,

Thank you for consulting us on the above application; APP/14/00552, which was received on 20 June 2014.

Having assessed the planning application with regard to the development type and location of the proposal, we can confirm that we have no bespoke comments to make.

It has been noted that a Flood Risk Assessment (FRA) has not been submitted with the planning application; however one is expected in August. As the application is for an electrical sub station, it is classed as Essential Infrastructure (Planning Practice Guidance, Table 2: Flood Risk Vulnerability Classification, Paragraph 066) however as part of the site falls within Flood Zone 2 a FRA will be required (Table 3: Flood risk vulnerability and flood zone 'compatibility', Paragraph 067) and this requirement will need to be met.

Should you have any further queries, please do not hesitate to get in touch.

Kind regards,
Verity

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