

Dear Planning,

Thank you for consulting us on the above planning application; 14/00463, which was received on 15h of May 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.

Flood Risk Standing Advice

The application falls within the scope of our Flood Risk Standing Advice (FRSA).

Please refer to our FRSA at the following link:

<https://www.gov.uk/flood-risk-standing-advice-frsa-for-local-planning-authorities>

Flood proofing

The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com; for a copy, as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Regards,

Charlotte Lines

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We have introduced a [new charging](#) scheme for our planning advice