

Dear Planning,

Thank you for consulting the Environment Agency on the above application, which was received on 20 October 2014.

Whilst the proposed development site, as indicated by the red line boundary, does partly fall within Flood Zone 2, defined by the Environment Agency Flood Map as having a medium probability of flooding, the actual proposed development is located within Flood Zone 1, defined by the Environment Agency Flood Map as having a low probability of flooding.

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures 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. We would recommend that flood proofing measures are secured by way of planning application and we would recommend that finished floor levels are set no lower than existing. We note that the applicant refers to the incorporation of flood proofing measures; however no details of these measures are given within the submitted Flood Risk Assessment. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

In addition, no floor levels have been provided within the Flood Risk Assessment and the applicant proposes to provide finished floor levels at the Reserved Matters stage. We would recommend that floor levels are provided at the Outline application stage (within the Flood Risk Assessment submitted) so that this can be taken into consideration when determining the application.

The LPA will need to decide whether or not this development is appropriate based on the lack of information provided with the application itself.

Additional guidance can be found in our 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 or alternatively go to: <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> 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>.

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

Kind regards,
Verity

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ARE YOU AT RISK?

