

Dear Planning,

Thank you for consulting us on the above application; APP/13/01041, which was received on 31 October 2013.

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.

However, the application falls within the scope of our Flood Risk Standing Advice (FRSA). Please refer to our FRSA at the following link:

http://www.environment-agency.gov.uk/static/documents/Research/FRSA_LPA.pdf

Flood Defence Consent

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

Please be aware that the Environment Agency has up to two months to determine applications for Flood Defence Consent and you are therefore advised to contact the local Environment Agency Office as soon as possible to discuss making an application.

Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

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

Kind Regards,

Verity Giles

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