

6. Environment Agency response 16 March 2018

Cotswold District Council
Development Control
Council Offices Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Our ref: WA/2019/126369/01-L01
Your ref: 18/02520/FUL
Date: 18 March 2019

Dear Sir/Madam

Erection of two dwellings

Land South Of Wick House East End Fairford Gloucestershire GL7 4AP

Thank you for contacting us regarding the proposed development noted above. We have reviewed the information submitted with regards to our remit and have the following comments to make.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition** is included.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment, prepared by Ambiental, reference 4373, version 1.0, dated 26 February 2019, and the following mitigation measures it details:

1. The finished floor level of the dwellings will be set no lower than 180mm above the 1% + 35% climate change level of 82.93m AOD.
2. There shall be no raising of existing ground levels on the site.
3. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
4. There shall be no storage of any materials including soil within the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change.

Reason

This condition is sought in accordance with paragraph 163 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere. In particular to:

- To reduce the risk of flooding to the proposed development and future occupants.
- To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Advice to Local Authority

In accordance with the National Planning Policy Framework paragraph 158,

Cont/d..

development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the National Planning Policy Framework. Our flood risk standing advice reminds you of this and provides advice on how to do this.

Final comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

If I can be of any further assistance, please contact me directly.

Yours faithfully

Mr Samuel Pocock
Planning Advisor

Direct dial 0208 474 5075

Direct e-mail Planning_THM@environment-agency.gov.uk