creating a better place

Environment Agency

Our ref:	WA/2020/128584/02-L01
Your ref:	20/03902/APP
Date:	16 February 2021

Aylesbury Vale District Council
Development Control
The Gateway
Gatehouse Road
Aylesbury
Buckinghamshire
HP19 8FF

Dear Sir/Madam

New farm office.
Moat Farm, Marsh Lane, Stoke Mandeville, Buckinghamshire, HP22 5UZ.

Thank you for your consultation on the above planning application.

Most of the site lies in Flood Zone 1, but Flood Zones 2 and 3 encroach into the north of the site. Flood Zone 3 is defined as having a high probability of river flooding in accordance with Table 1 'Flood risk' of the Planning Practice Guidance. The Stoke Brook main river also runs through the site.

Environment Agency position

We are able to **remove our objection** on fluvial flood risk grounds subject to the following condition being imposed on any planning permission granted. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to this application.

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 (FRA by RSK Land and Development Engineering Ltd dated October 2020 and FRA addendum by RSK Land and Development Engineering Ltd dated January 2021) and the following mitigation measures it details:

1) Finished floor levels shall be set no lower than 91.37 metres above Ordnance Datum (AOD)

2) The use of hit and miss cladding up to 500mm above ground level for surround to refuse area.

Cont/d..

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This condition is supported by local plan policy GP.67 of the Aylesbury Vale District local plan. January 2004.

Environmental permit - Main river

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
on or within 8 metres of a main river (16 metres if tidal)
on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) on or within 16 metres of a sea defence
involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

Please quote our reference number in any future correspondence.

If you have any queries please contact me.

Yours faithfully

Miss Michelle Kidd
Planning Advisor

Direct dial 02030259712
E-mail planning_THM@environment-agency.gov.uk

cc Grayling Thomas Architects Ltd

End