

From: Development Control
Subject: FW: Consultation - 23/01199/FULL
Attachments: CoU to MV in FZ for LPAs final Dec 2021.docx; FRA checklist CoU for LPAs final Jan 2022.docx; MFMR1 Main River advice Nov 21.docx

-----Original Message-----

From: SPDC [REDACTED]
Sent: 27 July 2023 09:20
To: DCRegistration <DCRegistration@middevon.gov.uk>
Subject: RE: Consultation - 23/01199/FULL

Good morning,

Thank you for your consultation in respect of this planning application. As you are aware, we no longer provide bespoke advice on consultations for change of use.

Please find attached our standard planning advice note and supporting Flood Risk Assessment checklist, which will allow you to determine the suitability of the application with regard to flood risk.

If your Authority is minded to refuse any such applications on flood risk grounds please notify us. If refusal of permission is appealed by the applicant we would be happy to support you at appeal.

Additionally, the applicant may like to request Product 4 data, which is a suite of supporting documents outlining the flood risk for an area. This is free. This can be requested from us by contacting: DCISEnquiries@environment-agency.gov.uk

Informative - Environmental permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a Flood Risk Activity Permit 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 culvert (16 metres if tidal)

In this case a permit will be required for...


For further guidance please visit

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.uk%2Fguidance%2Fflood-risk-activities-environmental-permits&data=05%7C01%7Cdevcon%40middevon.gov.uk%7C694a9405e08546ce4bf608db8e7c449e%7C8ddf22c7b00e442982f6108505d03118%7C0%7C0%7C638260436613955452%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=gfF0Y2uvEMLKRdwBU7aX10CIRcALqXrWpEu1Bw3UKAM%3D&reserved=0> or contact psocornwall@environment-agency.gov.uk/
SW_Exeter-PSO@environment-agency.gov.uk

A permit is separate to and in addition to any planning permission granted. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted.

Kind Regards,

Claire Crawley
Sustainable Places - Planning Advisor
Environment Agency - Devon, Cornwall and the Isles of Scilly Area



Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ

Please accept my thanks for your email in advance - each UK adult sending one less 'thank you' email a day would save more than 16,400 tonnes of carbon a year.