

From: Planning_THM
Sent: 16 July 2019 13:14
To: Planning
Subject: RE: Planning consultation/ Information for application reference:19/01177/F

Dear Sirs

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.**

Ensuring your Authority **ONLY** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

For development that falls within a flood risk area:

For certain development types, we have supplied your Authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones
Flood Zone 2	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Sarah Green

Planning Advisor, Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD