

From: Roger Spencer
Sent: 01 June 2017 13:13
To: Planning.Responses
Subject: Planning Application Ref: FG/198/16/PL

Dear Planning Team / Andrew,

Further to my previous message (18/4/17) regarding the above, in particular the revised proposals, May I suggest a the following Condition to bring together the EA's requirement for minimum floor levels (in light of the flood risk) and to reduce the risk to the basement parking area.

I note that the Environment Agency has requested a condition relating to the floor levels and I would agree with this. I would also suggest that the level of 5.8m is appropriate.

The development is provided with a means of preventing flood water from entering the basement. This should be to a height not less than the minimum floor level (mentioned elsewhere) and be continuous around the building, either at the boundary or by some other means within the site. The means of preventing flood water entering may be either permanent, demountable or in the form of a readily closed, solid gate (with suitable seals. If the means of flood resistance is not permanent then there shall be an operational / maintenance flood plan produced to the satisfaction of the Local Planning Authority. All residents shall be made aware of the risk and the need to close the barrier / gate and to comply with the contents of the Plan.

The informative (if required) could simply be:
"To reduce the risk of flooding to the basement parking area"

Regards,

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