

The Planning Inspectorate
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Our ref: WA/2025/132723/01-L01
PINS ref: APP/X0360/C/25/3374730
LPA ref: APP/X0360/C/25/3374730
Date: 02 December 2025

Dear Sir/Madam

Enforcement Notice Unauthorised Material Change Of Use And Operational Development Alleged Breach: Without Planning Permission, The Material Change Of Use Of The Land To A Shooting Club Facility (Sui Generis) And Unauthorised Operational Development (Erection Of Fencing, Hardstanding And Buildings) And Engineering Operation (Creation Of Bunds)

Land At Gravelley Bridge Farm, Grazeley Green Road, Grazeley, Reading, RG7 1LG

The Environment Agency has been notified of this appeal which will be determined on the basis of Written Representations. We therefore submit our statement in respect of the appeal (please see below). Should the Inspector have questions regarding the information provided, we would be happy to answer them.

Yours faithfully

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Planning Advisor

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TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Enforcement Notice Unauthorised Material Change Of Use And Operational Development Alleged Breach: Without Planning Permission, The Material Change Of Use Of The Land To A Shooting Club Facility (Sui Generis) And Unauthorised Operational Development (Erection Of Fencing, Hardstanding And Buildings) And Engineering Operation (Creation Of Bunds)

Land At Gravelley Bridge Farm, Grazeley Green Road, Grazeley, Reading, RG7 1LG

ENVIRONMENT AGENCY WRITTEN STATEMENT

2nd December 2025

1. Introduction/Background: Main Issues

1.1 This statement has been provided as we wish to make comments on this Enforcement Appeal made by Mr Tim Evans of the Gravelley Bridge Shooting Association (the appellant) in relation to the Enforcement Notice, dated 12 September 2025 by Wokingham Borough Council (the LPA).

2. The Environment Agency's Role

2.1 The Environment Agency is a non-departmental public body created by the Environment Act 1995. Our principal functions are set down in that Act. By virtue of the Schedule 5 to the Town and Country Planning (Development Management Procedure) (England) Order 2010 ('DMPO'), we are a statutory consultee in respect of proposed development (other than minor development) which is to be carried out on land in an area within Flood Zones 2 or 3. The Environment Agency's representations on this case relate to flood risk because this was reason iv on the Enforcement Notice dated 12 September 2025.

3. Scope of Statement

3.1 This statement focusses on flood risk issues within our remit. Section 8 discusses other matters within our remit, specifically groundwater protection and waste because of the engineering development.

4. Proposed Development/Site Description

- 4.1 The enforcement is for 'Without planning permission, the material change of use of the Land to a shooting club facility (Sui Generis) and unauthorised operational development (erection of fencing, hardstanding and buildings) and engineering operation (creation of bunds)' at Land at Gravelley Bridge Farm, Grazeley Green Road, Grazeley, Reading, RG7 1LG.
- 4.2 The application site lies within Flood Zones 2 and 3, which is land defined by the National Planning Policy Framework (NPPF) associated Flood Risk and Coastal Change Planning Policy Guidance (PPG) as having a medium and high probability of flooding from rivers (please refer to the flood maps in **Appendix 1** and **Appendix 2**).
- 4.3 The Wokingham Borough Council Level 1 Strategic Flood Risk Assessment (SFRA) dated May 2023 defines Flood Zone 3a as high risk and 'between a 3.3% and 1% chance of river flooding in any given year'. It defines Flood Zone 3b – Functional Floodplain as greater than 3.3% annual exceedance probability (AEP) flood event.
- 4.4 The Environment Agency holds detailed modelling in this location. The Foudry Brook (Grazeley to upstream of M4) 2017 model shows the site outside the 20% AEP, 10% AEP and 5% AEP extents. The site is within the 1% AEP, 1% AEP plus 20% allowance for climate change and 0.1% AEP extents. The site is therefore considered to be within Flood Zone 3a.

5. Consultation History

- 5.1 We were consulted on application reference: 200312 to the south of this site for the change of use of the agricultural land to soil and aggregate production with a single storey site office (retrospective). We objected to the application because no FRA had been submitted. This objection was subsequently overcome by an adequate FRA being submitted which we could approve.
- 5.2 We were consulted on application reference: 232536 to the south of this site for the continued use of the site for soil and aggregate production with associated single storey office, bunds and landscaping (retrospective). We recommended two conditions relating to flood risk and waste.

6. Planning Policies

- 6.1 National and local policies seek to avoid inappropriate development being sited in areas of flood risk.

6.2 A site-specific flood risk assessment has not been submitted in support of the appeal and therefore it does not comply with the requirements outlined in national and local policy which requires the proposal to ensure it will not increase flood risk elsewhere and will be appropriately flood resistant and resilient.

6.3 The development is therefore contrary to the following Policies listed below. We have explained these further in section 7.

6.4 National Planning Policy Framework (NPPF), paragraph 181

Paragraph 178

'The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'*

Paragraph 181

'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

⁶³ *A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.'*

6.5 Paragraphs 20, 21, 23 and 79 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist

Paragraph: 20

'A site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site and should accompany a planning application where prescribed in footnote 55 of the National Planning Policy Framework. The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users (see National Planning Policy Framework Annex 3 – Flood Risk Vulnerability.

Developers can use the Environment Agency guidance on flood risk assessments when considering the scope of the assessment.

The objectives of a site-specific flood risk assessment are to establish:

- whether a proposed development is likely to be affected by current or future flooding from any source;*
- whether it will increase flood risk elsewhere;*
- whether the measures proposed to deal with these effects and risks are appropriate;*
- the evidence for the local planning authority to apply (if necessary) the Sequential Test, and;*
- whether the development will be safe and pass the Exception Test, if applicable.'*

Paragraph: 21

'What level of detail is needed in a site-specific flood risk assessment?

The information provided in the flood risk assessment needs to be credible and fit for purpose. Site-specific flood risk assessments need to be proportionate to the anticipated degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the Environment Agency's Flood Map and surface water flood risk information on Check the long term flood risk for an area in England. Flood risk assessments need to include the information set out in the flood risk assessment checklist.

A flood risk assessment needs to be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which an application for planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application. For a new development comprising a greater number of houses in a similar location, or one where the flood risk is greater, the local planning authority would need a more detailed assessment.'

Paragraph 23

'What is the aim of the sequential approach?

The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding. Avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features. Even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the sequential test still needs to be satisfied. Application of the sequential approach in the plan-making and decision-making process will help to ensure that development is steered to the lowest risk areas, where it is compatible with sustainable development objectives to do so, and developers do not waste resources promoting proposals which would fail to satisfy the

test. Other forms of flooding need to be treated consistently with river and tidal flooding in mapping probability and assessing vulnerability, so that the sequential approach can be applied across all areas of flood risk.’

Paragraph 079

‘Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

‘Notes to table 2:

- This table does not show the application of the [Sequential Test](#) which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and [Exception Tests](#) do not need to be applied to those developments set out in [National Planning Policy Framework footnote 56](#). The Sequential and Exception Tests should be applied to ‘major’ and ‘non major’ development;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

“†” In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

“” In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:*

- remain operational and safe for users in times of flood;*
- result in no net loss of floodplain storage;*
- not impede water flows and not increase flood risk elsewhere.’*

6.6 Adopted Policy CP1 of the Wokingham Borough Council Local Development Framework Adopted Core Strategy Development Plan Document adopted January 2010

‘9. Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);’

6.7 Adopted Policy CC09 of the Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan adopted February 2014

‘3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:

- a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk*
- b) Conversions and change of use unless it involves a change to a more vulnerable class*
- c) Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF*

4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:

- a) The development provides wider sustainability benefits to the community that outweigh flood risk*
- b) The development will:*

- i. *Be safe for its lifetime, taking account of the vulnerability of its users*
 - ii. *Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall i*
 - iii. *Incorporate flood resilient and resistant measures into the design*
- c) *Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.'*

6.8 The Wokingham Borough Council Level 1 Strategic Flood Risk Assessment (SFRA) dated May 2023

'The Flood Zones are:

Flood Zone 1: Low risk: less than a 0.1% chance of river and sea flooding in any given year.

Flood Zone 2: Medium risk: between a 1% and 0.1% chance of river flooding in any given year.

Flood Zone 3a: High risk: between a 3.3% and 1% chance of river flooding in any given year.

Flood Zone 3b: Functional Floodplain: land where water has to flow or be stored in times of flood (greater than 3.3% AEP).'

7. The Environment Agency's case

7.1 We have received and reviewed the following documents submitted with this appeal and make the following comments below:

- Appellants Statement of Case (dated October 2025, prepared by Bell Cornwell),
- Enforcement Notice (dated 12 September 2025, by Wokingham Borough Council),
- Expediency Report (dated 11 September 2025, by Wokingham Borough Council).

7.2 The application site lies within Flood Zones 2 and 3, defined by the National Planning Policy Framework (NPPF) and associated Flood Risk and Coastal Change Planning Policy Guidance (PPG) as having a medium and high probability of flooding. In addition, the Environment Agency holds detailed modelling in this location. The Foudry Brook (Grazeley to upstream of M4) 2017 model shows the site within the 1% annual exceedance probability (AEP), 1%

AEP + 20% allowance for climate change and 0.1% AEP extents (please refer to the flood maps in **Appendix 3** and **Appendix 4**).

7.3 The Wokingham Borough Council Level 1 Strategic Flood Risk Assessment (SFRA) dated May 2023 defines Flood Zone 3a as high risk and 'between a 3.3% and 1% chance of river flooding in any given year'. It defines Flood Zone 3b – Functional Floodplain as greater than 3.3% annual exceedance probability (AEP) flood event. The site is therefore considered as Flood Zone 3a.

7.4 There is limited flood risk information in the Appellant's Statement of Case. If we were to see this appeal as a planning application, our response would be an objection due to no Flood Risk Assessment (FRA) in accordance with footnote 63 to paragraph 181 of the NPPF.

7.5 Specifically, the appellant has failed to:

- take a sequential approach and locate the most vulnerable development in the areas at lowest risk of flooding,
- consider how a range of flooding events (including extreme events) will affect people and property,
- demonstrate the development will not increase flood risk elsewhere, and
- consider how people will be kept safe from the identified flood hazards.

7.6 The appellant has therefore not ensured that people and property will be safe from flooding and that the development will not increase flood risk elsewhere, contrary to paragraph 181 of the NPPF, paragraphs 20 and 21 of the PPG, Adopted Policy CP1 of the Wokingham Borough Council Local Development Framework Adopted Core Strategy Development Plan Document adopted January 2010 and Adopted Policy CC09 of the Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan adopted February 2014.

7.7 Annex 3: Flood risk vulnerability classification of the NPPF defines agriculture as less vulnerable development. We would consider the shooting club to also be defined as less vulnerable development. Therefore, there is not an increase in the flood risk vulnerability. Additionally, the development is compatible with the Flood Zones in which it is located.

7.8 The Environment Agency comment on the Exception Test which is in relation to paragraph 178, part b of the NPPF and whether the development is 'safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'. According to Table 2 of the PPG (Paragraph: 079 Reference ID: 7-079-20220825 Revision

date: 25 08 2022), the Exception Test is not required for less vulnerable development within Flood Zones 2 or 3a.

7.9 Paragraph 181 of the NPPF makes it clear that the Sequential Test and Exception Test are additional requirements to development in flood risk areas and do not negate the need for other matters in paragraph 181 to be considered, such as not increasing flood risk elsewhere. A site specific flood risk assessment which demonstrates that the proposed development would not result in an increase in flood risk elsewhere, to people and to property, must be undertaken and provided for all development in Flood Zones 2 and 3 (footnote 63 to paragraph 181 of NPPF).

7.10 The appellant has not submitted a FRA in relation to the development. Therefore, it is not known whether the development will increase flood risk elsewhere. No assessment has been carried out to determine the appropriate climate change allowance in metres above ordnance datum (mAOD) applicable to the development (design flood level).

7.11 No floodplain compensation scheme has been submitted in relation to the increase in built footprint and land raising (bunds) that have taken place on the site within the 1% AEP plus appropriate allowance for climate change flood extent to demonstrate that flood risk will not be increased on or off the site up to the 1% AEP plus appropriate allowance for climate change flood level. Also, no information has been submitted to demonstrate that the development (land raising (bunds), increase in built footprint and fencing) has not resulted in any impacts to flood flows. We request that any increase in built footprint or ground level raising in the 1% AEP plus appropriate allowance for climate change flood extent should be compensated for up to the appropriate 1% AEP plus appropriate allowance for climate change flood level to ensure that there is no increase in flood risk on or off the site (level-for-level floodplain compensation is the preferred methodology). As no FRA has been submitted to accompany the application it is not clear if the built footprint and bunds have been constructed in the 1% AEP plus appropriate allowance for climate change flood extent and therefore if flood risk has been increased on or off the site (reduction in floodplain storage).

7.12 The Environment Agency's detailed modelling information (Product 4) should be requested for the site and an assessment undertaken to assess the design flood level applicable to the development at the site. We advise that the 1% AEP plus appropriate allowance for climate change flood level in mAOD is

compared against a site specific topographical survey to determine the risk of flooding on the site and to determine whether the bunds and the clubhouse/rifle range, storage units and toilet block have been built in the 1% AEP plus appropriate allowance for climate change flood extent and whether any mitigation is required to ensure no increase in flood risk on or off the site up to the 1% AEP plus appropriate allowance for climate change flood level. Please note, if the hardstanding (paving) has been set above ground level then this footprint will also need to be compensated for.

- 7.13 Level for level floodplain compensation is the matching of floodplain storage volumes lost with new floodplain storage volume gained through the reduction of ground levels. We recommend that level for level floodplain storage calculations are provided in a table that sets out the change in volumes across the site using 100mm or 200mm slices (dependent on site specific considerations). The location of the changes in floodplain storage should also be clearly identified in a plan or drawing, demonstrating that the scheme would be hydraulically connected for each slice.
- 7.14 We request that finished floor levels are set no lower than 300mm above the 1% AEP plus appropriate allowance for climate change flood level. If this is not feasible, we advise that finished floor levels are set at or above the 1% AEP plus appropriate allowance for climate change flood level. It is unknown whether the finished floor levels of the clubhouse/rifle range, storage units and toilet block are above this level because no design flood level has been included. If it is not feasible for the finished floor levels to be set at or above the 1% AEP plus appropriate allowance for climate change flood level we advise that the finished floor levels are set as high as possible and that flood resistance and resilience measures are incorporated no lower than 300mm above the 1% AEP plus appropriate allowance for climate change flood level.
- 7.15 The correct climate change allowance relating to the development is 21% (central allowance (2080s epoch)) - Kennet and Tributaries Management Catchment. The Foudry Brook (Grazeley to upstream of the M4) 2017 model includes the 1% AEP + 20% allowance for climate change flood level.
- 7.16 The appellant has not provided any information on safe access and escape routes. Section 2.18 of appellants Statement of Case refers to flood warning and opening hours. The FRA should detail whether a safe route of access and egress is possible from the site to an area wholly outside of the 1%

AEP plus appropriate allowance for climate change flood extent. Please note, safe access and escape is ultimately for the LPA to review.

7.17 This area is covered by our Flood Warning service. A Flood Warning is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

7.18 There are three types of flood warning:

- Flood alert – flood is possible
- Flood warning – flooding is expected
- Severe flood warning – flooding could be a risk to life and significant disruption to communities.

7.19 This warning area is covered by flood alert area code:

061WAF22EnbnFdry. We have issued approximately 28 flood alerts for this area code since the flood warning service went live on January 26 2006 to September 2025. Walls and fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side of the fence or wall which will potentially increase the flood risk to nearby areas. Therefore, walls and fences should be permeable to flood water. We recommend the use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts) or hedging. If a solid wall is included there must be openings below the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall. Currently it is unknown whether the fencing which has been installed on the site will impact on the flow and storage of flood water because no assessment has been undertaken.

8. Other Matters – Groundwater Protection and Waste

8.1 The development is a non-major development and it is unclear if the development is using mains or non-mains drainage because no information on foul drainage has been submitted. The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater](#)

[and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#). Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

8.2 This development may require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. In circumstances where an activity/operation meets certain criteria, an exemption from permitting may apply. More information on exempt activities can be found here: [Register your waste exemptions - GOV.UK](#). The appellant is advised to find out more information about the environmental permit application process online (e.g. there are Standard Rules permits for some activities, but larger or more complex activities are more likely to require a bespoke permit) and to send a pre-application enquiry form via the gov.uk website: [Get advice before you apply for an environmental permit - GOV.UK](#).

8.3 The waste used in the engineering works to create bunds is unknown. The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales. The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: [Waste duty of care code of practice - GOV.UK](#). If you need to register as a carrier of waste, please follow the instructions here: [Register or renew as a waste carrier, broker or dealer -](#)

[GOV.UK](https://www.gov.uk). If you require any local advice or guidance, please contact your local Environment Agency office: enquiries_THM@environment-agency.gov.uk.

8.4 Furthermore, it is important that waste is properly classified. Some waste (e.g. wood and wood-based products) may be either a hazardous or non-hazardous waste dependent upon whether or not they have had preservative treatments. Proper classification of the waste both ensures compliance and enables the correct onward handling and treatment to be applied. In the case of treated wood, it may require high temperature incineration in a directive compliant facility. More information on this can be found here: [Classify different types of waste: your legal responsibilities - GOV.UK](#).

9. Concluding/Summary of Case

9.1 The appellant has failed to demonstrate that the proposed development would not reduce floodplain storage or impede flood water, and so the development as submitted is likely to increase flood risk elsewhere. The proposal is therefore contrary to Adopted Policy CP1 of the Wokingham Borough Council Local Development Framework, Adopted Policy CC09 of the Wokingham Borough Development Plan and Paragraph 181 of the National Planning Policy Framework.

9.2 We support the Enforcement Notice by the LPA for the following reasons:

- No assessment has been carried out to determine the appropriate climate change allowance in metres above ordnance datum (mAOD) applicable to the development (design flood level).
- No floodplain compensation scheme has been submitted in relation to the increase in built footprint and land raising (bunds) that have taken place on the site within the 1% AEP plus appropriate allowance for climate change flood extent.
- No information has been submitted to demonstrate that the development (land raising (bunds), increase in built footprint and fencing) has not resulted in any impacts to flood flows.
- No information has been submitted to demonstrate that the buildings are designed above the design flood level.
- No information on safe access and escape routes has been submitted.

9.3 We therefore ask the Inspector to dismiss the appeal.

10.Planning conditions (should the appeal be allowed)

- 10.1 Without prejudice, if the Inspector is minded to uphold the appeal, then the Environment Agency requests that the following conditions requiring an assessment of climate change, raised finished floor levels, appropriate flood storage compensation and resistant/resilient measures are imposed. These conditions would reduce the risk of flooding to future occupants and reduce the impacts on flood risk elsewhere. However please note even with these measures over the lifetime of the development, the development may still displace flood waters, increasing flood risk elsewhere.
- 10.2 We would encourage the LPA to work with emergency planners to identify a condition which will ensure safe access and escape.

Condition 1

Within 3 months of this permission being granted, a Flood Risk Assessment (FRA) shall be carried out and submitted to the LPA with the following mitigation measures:

- An appropriate climate change level will be calculated in metres above Ordnance Datum (mAOD).
- Finished floor levels of the buildings shall be set no lower than the design flood level (1% AEP + 21% allowance for climate change) plus 300mm freeboard.
- Compensatory floodplain storage shall be provided for the footprint of the buildings and land raising located in the 1% AEP + 21% allowance for climate change flood extent.
- Resistant and resilient measures shall be incorporated into the design.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reasons

To ensure that there are no detrimental impacts to flood storage or flood flow routes and to reduce the risk of flooding to the proposed development and future users.

Appendices:

EA1 - Flood Map for Planning with site boundary with wider context

EA2 - Flood Map for Planning with site boundary

EA3 - Foudry Brook Mapping with site boundary with wider context

EA4 - Foudry Brook Mapping with site boundary