

Northumberland National Park
Eastburn South Park
Hexham
Northumberland
NE46 1BS

Our ref: NA/2021/115306/01-L01
Your ref: 20NP0106
Date: 28 January 2021

[REDACTED]
[REDACTED]
Dear Sir/Madam

CONSTRUCTION OF CATTLE SHELTER BUILDING LAND AT BICKERTON HEPPLE NORTHUMBERLAND

Thank you for referring the above application which we received on 11 January 2021.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we **OBJECT** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Propose flood storage compensation or state if the building will be allowed to flood and therefore not increase flood risk elsewhere.

Overcoming our objection

There is potential that any ground raising and/or the building could displace floodwaters and this needs to be compensated for or evidence provided to show that the development will not result in increased flood risk off-site.

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

Please do not hesitate to contact me if you have any questions regarding this letter.

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.

[REDACTED]
[REDACTED]
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creating a better place



Yours faithfully

Lucy Mo
Planning Technical Specialist - Sustainable Places

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