

Reference number: MA/13/1494

The pre-commencement conditions imposed by the Planning Inspectorate under MA/11/1110 were discharged by Bishop Consultancy Ltd in July 2012 under MA/12/0641.

In January 2013, the applicant received confirmation from the Environment Agency that the existing building on site now lies within Flood Zone 3a, with the upper site being within Flood Zone 1. This current application has been submitted to overcome this flooding issue, by raising the more vulnerable residential element onto the higher part of the site to reduce the risk of flood.

The National Planning Policy Framework (NPPF) does seek Local Planning Authorities to meet the challenge of climate change, flooding and coastal change through planning. Paragraph 100 of the NPPF does state that....*"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk"*, and, *"....where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations."*

However, paragraph 100 of the NPPF makes it clear that this is only *"where development is necessary"*. As I have set out in my report, I consider this proposal to be very different to what was allowed under MA/11/1110 and cannot accept that there is any benefit to this development that would override the objections I have.

In my view, this change in the Environment Agency's resurveyed flooding data does not provide justification to allow a new dwelling hereabouts that would consolidate the existing sporadic development in the area and cause unacceptable visual harm to the character and appearance of the countryside.

My recommendation remains unchanged