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Having reviewed the submitted information, the proposals include works in close proximity to Holcombe Brook, including the construction of a new/reinstated wall along the watercourse corridor. The site is identified as lying within Flood Zones 2 and 3 based on available mapping.

In line with the Environment Agency's response, the application has not included a Flood Risk Assessment (FRA) to demonstrate that the proposed works would be safe for their lifetime without increasing flood risk elsewhere.

In particular, insufficient information has been provided to demonstrate that the proposed wall and associated works would not:

- result in a loss of floodplain storage;
- impede overland or fluvial flow routes; or
- increase flood risk elsewhere.

The submission also does not include sufficient details in relation to the existing and proposed levels, relationship of the wall with the watercourse channel/bank, or any potential encroachment within the floodplain area.

A proportionate FRA and supporting information should therefore be provided to assess the impact of the proposals on flood behavior within the site and surrounding area.

As the proposed works are located in close proximity to Holcombe Brook, approval for any works above or adjacent to a watercourse must be obtained from the relevant authority, namely the Environment Agency in this case.

Project Engineer (Drainage)