

Aline Goult
Elmbridge Borough Council
Development Control
Civic Centre High Street
Esher
Surrey
KT10 9SD

Our ref: WA/2017/123554/02-L01
Your ref: 2017/0445
Date: 25 April 2017

Dear Ms Goult

Single storey side extension, 0.9m increase in ridge height incorporating front and rear dormer windows and two static moorings (amended description)

Riverside Church Walk, Weybridge, Surrey, KT13 8JT

Thank you for consulting us on the amended details submitted in support of this application.

Further to our previous comments, we have reviewed the submitted Flood Risk Assessment ref. 77701 dated March 2017 prepared by AAH Planning Consultants Ltd.

We have no objection to the application and advise that the development proceeds in accordance with the Flood Risk Assessment.

Advice to Applicant

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. **An environmental permit is in addition to and a separate process from obtaining planning permission.** Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

If any revisions are being made to the moorings on site, the applicant will need to ensure they apply for a new Environmental Permit.

If a new landing stage is required, it should be as small in length and encroach out into the river as little as possible. It should not have any solid in-fill underneath and should be slatted to allow light to penetrate through.

The applicant will also need to take measures to minimise the environmental impact of the works, considering both potential disturbance and pollution:

- Pollution prevention measures to prevent contaminants, including sediment, entering the watercourse which is designated as a Site of Nature Conservation Importance (Local Wildlife Site) for its' ecological interest.
- Avoid clearing vegetation during the bird nesting season which is March to August inclusive or otherwise only following a thorough check to confirm that no active birds' nests are present at the time. Should birds commence nesting upon or within buildings at any time then all works likely to impact upon such nests should be delayed until the nests are no longer occupied.
- If any piling works are required then these should be undertaken and programmed to avoid impacting on sensitive fish. Silent or vibrational piling methods should always be used where possible. If impact piling is required, this should avoid the key fish spawning and migration period, i.e. March to September (inclusive), and should ensure a gradual start up (over 5 minutes) to encourage fish away from the area before piling begins.
- Avoid lighting that impacts on the watercourse as it can disrupt the natural nocturnal behaviours of a range of wildlife using and inhabiting the river and its corridor, such as bats. To reduce light spill into the river corridor, all artificial lighting should be directional and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) "Guidance Notes For The Reduction of Obtrusive Light".

Final comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us.

If I can be of any further assistance, please contact me directly.

Yours sincerely

Miss Sarah Green
Sustainable Places - Planning Advisor

