

St Andrews Trust Bishopthorpe  
(Company number 03494257)  
The Stable Yard  
Chantry Lane  
Bishopthorpe  
York  
YO23 2QF

Date: 4 February 2021

Dear Sir/Madam

We acknowledge receipt of your letter dated 22 January 2021 and note that you put us on notice, presumably as to the points you make in that letter.

Following the claims made in your letter, we contacted the local planning authority to clarify the situation regarding the grant of listed building consent on appeal dated 18 January 2021. The local planning authority has confirmed that in order to lawfully proceed with your proposed flood works, you would require planning permission in addition to listed building consent, and without such planning permission you cannot lawfully implement those works.

The local planning authority has told us that it has explained this point to you on a number of occasions. Furthermore, this point was confirmed both within the Officer Report on your listed building consent application, and in the local planning authority's Appeal Statement produced in response to your appeal to the Planning Inspectorate. The need for planning permission for your proposed flood works was also referred to in paragraph 24 of the Planning Inspector's grant of listed building consent.

We have undertaken a significant amount of work to ensure that we have both the necessary listed building consent, planning permission and conservation area tree removal consent for our scheme. The recent flood warnings in Bishopthorpe are a reminder of the urgent need to build flood defences for the community as soon as possible, and we will be proceeding with our scheme as approved. However, we remain open to engaging with you to ensure that we keep you informed about the progress of our scheme and to respond to concerns as they arise.

Yours faithfully

Kathy Stevenson  
Flood Risk Officer

YorkFloodPlan@environment-agency.gov.uk  
Environment Agency, Foss House 1-2, Peasholme Green, Kingspool, York, YO1 7PX

Cc; Louise Milnes CYC Planning Officer; Councillor John Galvin; Bishopthorpe Parish Council