

Wealden District Council
Development Control
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

Our ref: HA/2023/124849/01-L01
Your ref: WD/2022/3222/MAO
Date: 14 February 2023

Dear Sir/Madam

DEVELOPMENT OF UP TO 124 NO. RESIDENTIAL DWELLINGS, ASSOCIATED INFRASTRUCTURE (INCLUDING A NEW ACCESS JUNCTION ONTO THE A271) AND OPEN SPACE

LAND TO THE SOUTH OF THE A271 AND EAST OF THE A22, LOWER HORSEBRIDGE, HAILSHAM

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

The development shall be carried out in accordance with the submitted flood risk assessment (ref 332110699/4000_FRA, rev A, November 2022) and the following mitigation measures it details:

- All the proposed residential dwellings and site access are located in Flood Zone 1 and areas that are at low risk of flooding from other sources as per paragraphs 6.1.2 & 8.1.10 of the FRA.
- Finished floor levels shall be set no lower than 17.21 metres above Ordnance Datum (AOD); 600mm above the modelled water level for the 1 in 100 32% CC as per paragraphs 6.2.2 & 8.1.12 of the FRA

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

- To reduce the risk of flooding to the proposed development and future occupants

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The proposal includes areas of structural landscaping and biodiversity enhancements within Flood Zones 2 & 3 (paragraphs 5.2.5 & 8.1.4 of the FRA). We advise against any raising of the existing ground levels within the floodplain. Any landscaping within the floodplain that requires amending the current levels and/or any works within 8 meters of the main river will require a Flood Risk Activity Permit.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- **on or within 8 metres of a main river (16 metres if tidal)**
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- **in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission**

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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