

East Devon District Council
Development Control
The Knowle
Sidmouth
Devon
EX10 8HL

Our ref: DC/2016/118086/02-L01

Your ref: 16/0669/MOUT

Date: 07 June 2016

Dear Sir/Madam

**OUTLINE APPLICATION ACCOMPANIED BY AN ENVIRONMETAL STATEMENT (WITH ALL MATTERS RESERVED EXCEPT ACCESS) FOR THE DEVELOPMENT OF UP TO 22,800SQM OF FLOOR SPACE FOR USE CLASSES B1 (OFFICE LIGHT INDUSTRY), B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION) WITH DETAILS OF, AND ASSOCIATED STRATEGIC LANDSCAPING FOR, THE ACCESS, LINKING CYCLEWAY AND FOOTWAY, AND FLOOD IMPROVEMENTS/ATTENUATION.
TWO BRIDGES ROAD, SIDFORD, DEVON, EX10 9QR**

Further to our letter dated 18 May 2016 we have reviewed the Flood Risk Assessment (FRA) dated 26 February 2016 by Jubb Consulting Engineers. We can update our position as follows.

Environment Agency position

We have no objections to the application as submitted.

Before determining the application your Authority will need to be content that the flood risk Sequential Test has been satisfied in accordance with current Government guidance within the National Planning Policy Framework (NPPF) if you have not done so already. As you will be aware, failure of the Sequential Test is sufficient justification to refuse a planning application.

Reasons – Flood Risk

We consider that the submitted FRA is acceptable to accompany an outline planning application. It demonstrates that the proposed development can be designed and laid out so that it will be safe over its lifetime without increasing flood risk elsewhere.

It is proposed to mitigate flood risk by remodelling land adjacent to the watercourse to increase capacity of the flood plain and re-route water away from existing residential development. You may wish to include a planning condition on any permission granted to ensure that this work is implemented as proposed in the FRA.

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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With regard to the climate change allowances used within the FRA, we are satisfied that the proposed development should not be subject to the higher standards required in the new climate change guidance. This is in accordance our climate change advice issued on 19 February 2016 which advises:

The guidance will come into immediate effect. However, where local plans or development proposals and associated flood risk assessments are well advanced, we would wish to avoid where possible significantly slowing down completion or adding to costs. We will therefore, other than for particularly vulnerable locations or sensitive developments, continue to base our advice on the existing allowances in the following circumstances:

- *Where a local plan has been submitted for examination*
- *Where development proposals are well advanced or where a valid planning application has already been submitted to the local planning authority.*

We have also reviewed the flood report provided by Cllr Rixon dated March 2016 and can advise that we are familiar with the flooding referred to therein. We are satisfied that the proposed development will contribute to a reduction in flood risk overall.

Please contact us again if you require any further advice.

Yours faithfully

SARAH SQUIRE
Sustainable Places - Planning Advisor

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cc Mr Joseph Marchant