

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

Our ref: DC/2016/118086/01-L01
Your ref: 16/0669/MOUT
Date: 18 May 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

Thank you for consulting us on this application.

Environment Agency position

Due to the absence of a Flood Risk Assessment (FRA) we recommend that this application is not determined until a FRA has been submitted for our consideration.

Reason

The proposed development has been the subject of past consultations with the Environment Agency and we have been involved in the preparation and approval of the necessary Flood Risk Assessment (FRA).

Unfortunately, while the current Planning Application form and Design and Access Statement both refer to the submission of an FRA with this proposal no document can be found on your Council's WEB site. Accordingly we must recommend **refusal** of this proposal on these grounds . Alternatively the proposal should be held in abeyance pending the submission of an FRA for our consideration.

Yours faithfully

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Cont/d..

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cc Mr Joseph Marchant