

The Planning Inspectorate
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BS1 6PN

Our ref: WA/2024/131683/01-L02
PINS ref: APP/X0360/W/25/3364304
LPA ref: 242067
Date: 18 September 2025

Dear Sir/Madam

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF UP TO 99 NO. DWELLINGS, GREEN INFRASTRUCTURE, OPEN SPACE, PEDESTRIAN AND CYCLE LINKS, RECREATIONAL FACILITIES AND OTHER ASSOCIATED INFRASTRUCTURE AND ACCESS POINTS ON LODGE ROAD AND TAPE LANE WITH REQUIRED IMPROVEMENTS. (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS.) LAND BETWEEN LODGE ROAD AND TAPE ROAD, HURST RG10 0EG

Environment Agency Position

We have reviewed the following document(s):

- Supplemental Proof of Evidence – Flood Risk and Drainage (Floodplain Compensation Storage) [CD9.15]

And consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we withdraw our previous objection.

Condition

‘The development shall be carried out in accordance with the submitted flood risk assessment and drainage strategy prepared by SLR Consulting Limited and dated 14th August 2025.

- Finished floor levels shall be set no lower than 38.23 metres above Ordnance Datum (AOD), in accordance with section 7.4.3 of the submitted flood risk assessment and drainage strategy

- The loss of flood plain storage within the 1% (1 in 100) AEP plus 46% Climate Change Allowance flood event caused by the proposed development shall be directly compensated for on a level for level basis.'

Reason

- To reduce the risk of flooding to the proposed development and future occupants.
- To prevent flooding elsewhere by ensuring that compensatory storage of floodwater is provided.

Informative for the Applicant and the Planning Authority - *Supplemental Proof of Evidence – Flood Risk and Drainage (Third Party Representations) [CD5.16]*

The Environment Agency has been in contact with local residents regarding flood risk in the area. This has been subject to an investigation by our asset performance team in partnership with the council. As this is ongoing, details are yet to be confirmed, but we have been in regular discussion regarding the progression of this investigation and remain satisfied with the FRA and modelling submitted.

Informative for the Applicant – Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

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.

Closing Comments

If you have any questions or comments regarding our letter, please contact me on the email address provided.

Yours faithfully

Mr Oliver Murray
Planning Advisor