

East Sussex County Council
Development Control
County Hall St. Annes Crescent
Lewes
East Sussex
BN7 1UE

Our ref: HA/2018/120260/01-L01
Your ref: LW/799/CM
Date: 05 April 2018

Dear Sir/Madam

(EIA APPLICATION) THE CONSTRUCTION AND USE OF PLANT, NAMELY AGGREGATE PROCESSING PLANT, AGGREGATE BAGGING PLANT, CONCRETE BATCHING PLANT AND BUILDINGS, ANCILLARY OFFICES AND STORES FOR PROCESSING AND UTILISING AGGREGATES LANDED AT NEWHAVEN PORT AND DISTRIBUTION OF THE PRODUCTS BY ROAD AND RAIL TOGETHER WITH ACCESS TO THE PUBLIC HIGHWAY AND THE EXTENSION OF AN EXISTING RAIL SIDING

FISHER'S WHARF, NEWHAVEN PORT, NEWHAVEN

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

Environment Agency has no objection to the proposed, however it will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the Flood Risk Assessment (October 2017) submitted with this application are implemented and secured by way of a planning condition on any planning permission:

- 1. Appropriate Flood Risk Management Measures are carried out, as stated in Section 8.0 of the FRA.**

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Environment Agency
Coast Road, Pevensey Bay, PEVENSEY, BN24 6ND.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Reason

1. *To ensure safe access and egress from and to the site.*
2. *To reduce the risk of flooding to the proposed development and future users.*

Advice to applicant

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant will need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) as the applicant wants to carry out work in, under, over or near a main river and in the flood plain of a main river.

There are a number of elements of work which will require an Environmental Permit, such as the proposed new bridges, upgrading of existing bridges, resurfacing of existing right of way, proposed trees/planting and any other permanent or temporary works in under, over or within 8m of the Main River. For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

For any further advice, please contact your local Environment Agency FRA Permitting Office PSOEastSussex@environment-agency.gov.uk.

Newhaven Flood Alleviation scheme

There is a Newhaven Flood Alleviation scheme commencing in Autumn 2016 with completion in late 2019 which will protect this site to a greater standard of protection.

The scheme includes the provision of earth embankments, concrete walls and flood gates to the town of Newhaven, East Sussex. This will provide a Standard of Protection for a 1 in 200 year return period event for the next 55 years and will reduce the risk of flooding to existing residential and commercial properties, including Newhaven Port, industrial areas, road networks and the railway line.

Please Note that as Environment Agency works are continuing very close to this development site, we ask that the agent communicates closely with our Project Senior User, Grant Moffatt, at NewhavenFAS@environment-agency.gov.uk.

Yours faithfully

Miss Sarah Paine
Sustainable Places Advisor

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