

Rother District Council  
Development Control  
Town Hall London Road  
Bexhill-on-Sea  
East Sussex  
TN39 3JX

**Our ref:** KT/2020/127658/01-L01  
**Your ref:** RR/2019/2485/P  
**Date:** 20 November 2020

Dear Sir/Madam

**ERECTION OF 8NO. ADDITIONAL DWELLING HOUSES AND ACCESS  
ARRANGEMENTS WITH ALL OTHER MATTERS RESERVED. (EXISTING  
DWELLING RETAINED).**

**SUNNINGDALE THE STREET, SEDLESCOMBE, BATTLE, TN33 0QB.**

Thank you for consulting us on the above application.

We have reviewed the information submitted and have the following comments to make:

**Flood risk**

The planned houses sit within flood zone 1, so we have no flood risk concerns.

The site is almost 200 metres upstream of main river, and so the River Brede is an ordinary watercourse at this point. Approval regarding the appropriate restoration to the River Brede should be sought from the local lead flood authority which in this case will be East Sussex County Council.

**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 culvert (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 a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have 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 03702 422 549. 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.

### **Biodiversity protection**

We note the requirement for restoration of the River Brede to the satisfaction of the Environment Agency, however the site is approximately 200m upstream of main river, therefore we are not the permitting authority for any works planned. We would be happy to comment on any restoration proposals put forward by the applicant but would not be able to approve them.

Please don't hesitate to contact us if you need any further information.

Yours faithfully

**Ms Sara Gomes**  
**Planning advisor**

Direct dial 020 8474 8283

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