

Mrs Cheryl Poole
Programme and Project Officer
Programme Office
Community and Economy Service
Rother District Council

Dear Cheryl

Salehurst & Robertsbridge Neighbourhood Plan - Consultation on revised Strategic Environmental Assessment (SEA)

Thank you for consulting us on the above.

Having reviewed the revised document we have the following comments to make, which we hope you find useful.

Table 3 – The Mill site

The Conclusion needs to stress that the part of the site that lies within FZ3 will flood in an event less than 1:100 year. The maximum standard of defence at this site is only 1:75 year. Whilst the majority of the site lies in FZ1, the whole of the site will be impacted in a flood event as the only access into the site lies within FZ3 and could flood to well over 1m depth.

Sequential Test

The revised SEA has included a Sequential Test which assesses a number of potential development sites. Whilst the document itself is difficult to follow, we accept that there is now sufficient information within the SEA for the LPA to compare and assess the sites in terms of flood risk. However, with respect to the Mill Site, little reference is made to the issue of access and egress. The majority of the site lies in FZ1 &2, with some existing buildings in FZ3. Given the other sustainability aspects, it may be considered that sequentially the site could be looked upon favourably but when assessing the likelihood of a development passing the Exception Test it is essential the issue of safe access and egress is given due consideration. With over 1m depth of flooding at the entrance to the site, the development could be cut off for a number of days. Whilst it is for the LPA to decide whether or not this is acceptable, we would recommend that there is an alternative/emergency access available that will ensure the safety of residents in times of flood.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Jennifer Wilson
Planning Specialist

Direct dial: 02084746711
Email: kslplanning@environment-agency.gov.uk