
From: Leigh Powell
Sent: 02 May 2023 12:30
To: Roger Clotworthy
Subject: FW: Environment Agency Response to: 22/1548/FUL
Attachments: PlanningLetter.rtf; PlanningProposal.rtf

Roger

Re: Exeland House I received this from the EA whilst I was away.

Leigh Powell
Project Manager
City Development
Exeter City Council

01392 265284

-----Original Message-----

From: Planning <Planning@exeter.gov.uk>
Sent: 24 April 2023 16:55
To: Leigh Powell <leigh.powell@exeter.gov.uk>
Subject: FW: Environment Agency Response to: 22/1548/FUL

Stacey Salter (she/her)
Planning Enforcement Officer
City Development
Exeter City Council
01392 265175

-----Original Message-----

From: SPDC@environment-agency.gov.uk <SPDC@environment-agency.gov.uk>
Sent: 24 April 2023 16:22
To: Planning <Planning@exeter.gov.uk>
Subject: Environment Agency Response to: 22/1548/FUL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Exeland House Tudor Street Exeter Devon EX4 3BR

LPA ref: 22/1548/FUL

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Mr Leigh Powell
Exeter City Council
Planning Services
Civic Centre Paris Street
Exeter
Devon
EX1 1JN

Our ref: DC/2022/122995/02-L01
Your ref:
Date: 24 April 2023

Dear Mr Powell

RENOVATION, CONVERSION AND CHANGE OF USE EXELAND HOUSE FROM RETAIL UNIT AND OFFICE TO FORM A CO-LIVING SCHEME OF 38 UNITS INCLUDING COMMUNAL FACILITIES AND A CO-WORKING OFFICE SPACE, FRONT EXTENSION WITH 4 FLOORS, LINK BUILDING, PUBLIC PLAZA ON THE EXISTING CAR PARK AND RENOVATION OF EXISTING BRIDGE LINK TO NEW BRIDGE STREET. EXELAND HOUSE TUDOR STREET EXETER DEVON EX4 3BR

The Environment Agency has recently been consulted by the Local Authority regarding the above development proposal. Please find enclosed a copy of our comments for your information.

This response represents our advice as a statutory consultee on environmental issues associated with the proposed development. The reply should not be confused with the Council's decision notice, which will be issued by the Local Authority following determination of the application. Please contact the Local Authority if you wish to discuss the final decision to be made on this application.

If you have any queries about the Agency's response, please don't hesitate to contact me.

Yours sincerely

Miss SARAH SQUIRE
Sustainable Places - Planning Advisor

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Direct dial 02084746316

Direct fax 01208 78321

Direct e-mail SPDC@environment-agency.gov.uk

Mr Leigh Powell
Exeter City Council
Development Management
Civic Centre Paris Street
Exeter
Devon
EX1 1JN

Our ref: DC/2022/122995/02-L01
Your ref: 22/1548/FUL
Date: 24 April 2023

Dear Mr Powell

**RENOVATION, CONVERSION AND CHANGE OF USE EXELAND HOUSE FROM RETAIL UNIT AND OFFICE TO FORM A CO-LIVING SCHEME OF 38 UNITS INCLUDING COMMUNAL FACILITIES AND A CO-WORKING OFFICE SPACE, FRONT EXTENSION WITH 4 FLOORS, LINK BUILDING, PUBLIC PLAZA ON THE EXISTING CAR PARK AND RENOVATION OF EXISTING BRIDGE LINK TO NEW BRIDGE STREET.
EXELAND HOUSE TUDOR STREET EXETER DEVON EX4 3BR**

Further to our letter dated 09 January 2023, we have been asked by the architect to clarify our previous comments, in particular whether the Design Flood Level quoted is correct.

Environment Agency position

We maintain our objection at this stage. The submitted Flood Risk Assessment (FRA) is not considered satisfactory to assess the flood risks to the site, because it has not been informed by the best available flood modelling. We recommend that the application is not determined until a satisfactory FRA has been submitted.

Before determining the application, your Authority will need to be content that the flood risk Sequential Test has been satisfied in accordance with the NPPF if you have not done so already. As you will be aware, failure of the Sequential Test is sufficient justification to refuse a planning application.

The reason for this position is set out in our letter dated 09 January 2023 and further advice on the Design Flood Level is provided below.

Advice – Design Flood Level

We wish to confirm that the design flood level stated in our previous correspondence are correct for this part of Exeter.

The land levels and corresponding flood levels change with local conditions and the general slope downstream towards the sea. Levels differ greatly throughout Exeter, which is why we provide flood depth (m) and level data (mAOD) in our data products. Tudor Street sits within a manmade bowl surrounded by higher land, and relative flood water depths are higher in this location than other locations in Exeter.

Our flood defence scheme is aimed at reducing risk to existing properties and not for facilitating new residential development within the floodplain. Innovative design is required to deal with the future flood risks exacerbated by climate change and in the long term most new residential development will be required to be at first floor or higher in parts of Exeter and many other communities in Devon & Cornwall, and across the UK.

We hope this provides the clarity needed to enable you to determine this application, but if you have any further queries regarding our advice please let me know.

Yours sincerely

SARAH SQUIRE
Sustainable Places - Planning Advisor

Direct dial 0208 474 6316
Direct e-mail SPDC@environment-agency.gov.uk