
Crown Street Phase 3 and Plot D - Sequential Test and FRA Addendum, Clarification of Status in relation to the EIA Regulations

From Cooper, John [REDACTED]

Date Tue 19/08/2025 12:49

To Dave Roscoe [REDACTED]

Lucy Harrison [REDACTED]

Cc Poole, Rachel J [REDACTED]

Britton, Ed [REDACTED]

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Dear Dave and Lucy,

This email clarifies the status of recent flood risk assessment updates submitted in relation to Crown Street Phase 3 and Plot D, following the updated EA Flood Risk Mapping (March 2025).

The Applicant submitted a Sequential Test (dated 5th August 2025) and an FRA Addendum (dated 4 August 2025). Both documents were uploaded to the planning portal on 5th August 2025.

These documents responded to the March 2025 EA Flood Risk Mapping updates and are supplementary to the Flood Risk Assessment and Drainage Strategy submitted with the June 2023 planning application.

As per the EIA Scoping Opinion (dated 13 June 2023), Flood Risk was not scoped-in to the Environmental Statement.

Our client's technical consultants (Curtins) review of the updated EA Flood Risk Mapping concludes that any proposed development within the planning boundary would have no significant impact on the surface water flood risk at or adjacent to the site and that no significant environmental effects arise. This conclusion is fully supported by the Sequential Test and FRA Addendum. Therefore, the original conclusion of the Scoping Report (dated March 2023) remains valid.

Consequently, the FRA Addendum and Sequential Test do not require an amendment to the submitted ES (dated June 2023) and ES addendum (dated April 2024) for Crown Street Phase 3 and Plot D. They do not constitute Further Environmental Information as defined under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Kind regards

John

John Cooper

Pronouns: he / him / his

Partner | Deloitte LLP
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