Environment Agency

	Our ref: SO/2025/125124/01-L01
Cheshire West & Chester Council Development Management Council Offices (4) Civic Way Ellesmere Port Merseyside CH65 0BE	**Your ref:** 25/01764/OUT **Date:** 30 July 2025

Dear Sir/Madam

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 110 RESIDENTIAL DWELLINGS (INCLUDING AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, PUBLIC OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEM AND ASSOCIATED WORKS (ALL MATTERS RESERVED EXCEPT FOR ACCESS).

LAND AT GRID REF 348876 359298 GREENLANDS, TATTENHALL, CHESTER

Thank you for referring the above Outline application which was received on 17 July 2025. We have reviewed the flood risk information provided online which appears to comprise of appendices to a report only.

In the absence of an acceptable flood risk assessment (FRA) we **OBJECT** to this application and recommend that planning permission is refused.

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

take the impacts of climate change into account

While we acknowledge the flood zone outlines are outside the residential areas of the proposed development, the submitted documents submitted in support of flood risk issues do not factor in the effects of climate change. We acknowledge the lack of available Environment Agency modelling, however for a development of this size and scope should be informed by a modelling exercise which includes both baseline and climate change scenarios.

Overcoming our objection
To overcome our objection, the applicant should submit a full FRA which addresses the points highlighted above. It appears that only the appendices and not the full report have been provided for comment, and as such the full report will be required, in addition to the above detailed modelling information.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Yours sincerely

[redacted]
Planning Specialist
[redacted]