

Ambiental removes Environment Agency objections to a large mixed-use waterfront development in central Newhaven



"Ambiental's tenacity and expertise of flood risk worked well with Strutt & Parker's planning team to give the client a comprehensive service that enabled a successful outcome."

Farmiloe Architects

Pierre Dowsett, Associate, Strutt & Parker

[The Problem]



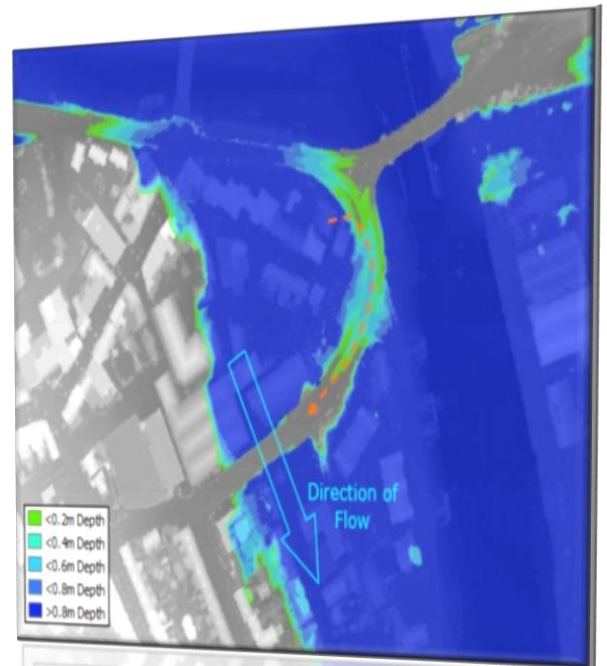
In line with Newhaven Town Centre Regeneration needs, Strutt & Parker submitted an application for the redevelopment of a semi-derelict mixed use site adjacent to the River Ouse estuary.

The proposed development, located deep within Flood Zone 3a ('High Risk'), involved a five-fold increase in the number of residential units. Further, proposed ground levels were considerably below the modelled flood levels, with no obvious safe access/egress route to or from the site. As such, there was a requirement for a detailed and robust Flood Risk Assessment to address both flood risk and planning issues in a comprehensive and rigorous manner so as to satisfy the Environment Agency's concerns.

[The Solution]

Following the identification of flood hazards and review of the latest Guidance Notes to PPS25, Ambiental's Flood Risk Assessment argued that the benefits of the proposed the development, significantly outweighed the risks, and therefore qualified as an 'exceptional case' under PPS25. Significant betterment could be provided relative to the existing site layout via the implementation of innovative design features and flood mitigation measures including:

- ✓ Intelligent location of stairwells, plant rooms, parking areas and flood warning measures;
- ✓ Generation of a lower floor evacuation strategy to a designated area of safe refuge on upper floors;
- ✓ Vulnerability reducing design features including flood barriers, flood proofing and SUDS.
- ✓ Negotiation with the local planners and emergency services to ensure that rescue could be provided to occupants of the building during a flood event.



[The Outcome]

The Environment Agency's objections were removed, with full planning permission expected imminently.

[The Benefits]

- ✓ Reduced costs associated with planning delays and design changes.
- ✓ Rapid delivery and effective communication with the EA and local planning authorities to expedite lengthy planning processes.
- ✓ Improve your chances of securing planning permission.