Environment Agency

For homes and habitats

1. Insufficient Justification for Inclusion of Private Land

The Environment Agency has notified me that my property falls within the application boundary, yet the information supplied does not clearly explain why my land has been included or what works are proposed in relation to it. I cannot provide meaningful comments unless detailed plans, land requirements, access arrangements and permanent impacts are clearly identified.

Property specific letters were issued through Sept 2026 including general arrangement plans, proposed works at property and access arrangements.

If you believe your property falls within the application boundary and have not received a property specific letter or you do not have an agent who is in communication with the Environment Agency please contact DCISEnquiries@environment-agency.gov.uk .

Please see:
SITE LOCATION PLAN
RED LINE BOUNDARY OF WORKS
EXISTING SITE PLAN SHEET 1-4
SITE CLEARANCE PLAN SHEET 1-4
GENERAL ARRANGEMENT PLAN TILE 1-8
CROSS SECTION SHEET 1-10

2. Concerns Regarding Effectiveness and Scale of the Scheme

While I fully recognise the flood risk faced by Portreath and support measures that genuinely reduce flood risk, I am concerned that insufficient evidence has been presented to demonstrate that the proposed works will provide any meaningful flood protection. The proposed scheme only offers very limited protection (up to a 1 in 20-year flood event) to a small number of properties and the risks to the whole village far outweigh any potential benefit. The scale of the development, disruption and environmental damage is disproportionate to the claimed benefits.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
FLOOD RISK ASSESSMENT
OPEN LETTER TO ALL - PORTREATH FLOOD ALLEVIATION SCHEME

Environment Agency

For homes and habitats

3. Water Quality

The scheme will enable sewage from Tolskithy CSO and Sunnyvale CSO to enter Portreath village stream and discharge directly onto the beach. This represents a significant and entirely new pollution pathway, created by the scheme rather than prevented by it.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
WATER FRAMEWORK DIRECTIVE ASSESSMENT

4. Lack of Assessment of Alternative Solutions

I am concerned that alternative flood management approaches may not have been adequately considered. The applicant should demonstrate why the proposed option has been selected in preference to alternative solutions and show that the chosen design delivers the greatest benefit while minimising impacts on residents, landowners and the local environment.

The information referred to is not a requirement for the determination of this planning application and, therefore, has not been included within the submitted documentation.

5. Increased Flood Risk

The scheme will re-route up to 6 m3/s of water past homes and through areas that currently do not experience this flow. Introducing new exceedance points, creating additional pathways for water during localised blockages, and blocking existing surface-water drains during high flows will inevitably place other properties at greater risk. The EA have refused to assess the flood risk at individual properties. A generic flood risk assessment for the whole village is not sufficient assessment of individual risk.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
FLOOD RISK ASSESSMENT

6. Loss of the green corridor & ecological impact

The scheme will remove mature vegetation and result in a local loss of biodiversity.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
CANOPY PROVISION PLAN AND CALCULATIONS
ARBORICULTURAL IMPACT ASSESSMENT

Environment Agency

For homes and habitats

FINAL LANDSCAPE MASTERPLAN TILE 1 – 8
ENVIRONMENTAL REPORT INCL ECIA AND LVIA
STAGE 1 HABITATS REGULATIONS ASSESSMENT FORM

7. Aquatic Environment Impact

The proposed works will require heavy machinery and vehicles to operate within the river channel. This activity has the potential to damage the aquatic environment through disturbance of riverbed habitats, increased sedimentation, reduced water quality, and disruption to fish, invertebrates, and other wildlife that depend on the watercourse.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
ENVIRONMENTAL REPORT INCL ECIA AND LVIA
WATER FRAMEWORK DIRECTIVE ASSESSMENT

8. Impact on Landscape Character

The proposed scheme would significantly alter the visual appearance and character of the village, potentially detracting from its natural setting and established local identity. The scale and nature of the works may result in a loss of landscape character that is valued by residents and visitors alike.

The information provided within the submitted documents is considered sufficient in scope and detail to allow the determining authority and consultees to undertake an informed assessment of the application.

Please see:
PROPOSED FINISHES LAYOUT SHEET 1-3
HISTORIC ENVIRONMENT MANAGEMENT PLAN
HERITAGE IMPACT ASSESSMENT
ENVIRONMENTAL REPORT INCL ECIA AND LVIA