



**Subject: HVA Follow-Up on HCC LLFA Consultation Response – Planning
Application EHDC/25/0748/OUT**

We appreciate that the LLFA has engaged with local evidence and acknowledged the site's groundwater and surface water flood risks. However, we are concerned that the response omits any reference to the need for a Sequential Test, despite clear policy requirements under both the NPPF and JCS Policy CP25.

Given the weight attributed to flood risk in national policy, and the precedent set by recent appeal decisions (e.g. Fairlight Cove and Bailragg Lane, as previously submitted by HVA, in addition to the further appeal precedents at Bushey, Wyboston and Thakeham – see separate note), we respectfully request clarification on the following points:

1. Will EHDC require the applicant to undertake a Sequential Test before determination?
2. Does EHDC consider the absence of a Sequential Test to be compliant with NPPF and JCS Policy CP25?
3. Will the LLFA be asked to comment further in light of the local hydrological evidence and the policy context?

We would appreciate your clarification and remain committed to supporting EHDC in ensuring that planning decisions are made in accordance with national and local policy.