

Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2018/120385/01-L01
Your ref: A/9/18/PL
Date: 29 May 2018

Dear Sir/Madam

CHANGE OF USE OF LAND TO A GYPSY & TRAVELLER CARAVAN SITE CONSISTING OF 1 NO. MOBILE HOME, 1 NO. TOURING CARAVAN, 1 NO. AMENITY BUILDING & ACOUSTIC & CLOSE BOARDED FENCING. THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN

THE CARAVAN SITE NEW ROAD A259 RUSTINGTON

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

We **object** to this proposal as submitted for the following reasons:

This is a policy objection, as the proposed development falls into a flood risk vulnerability category (highly vulnerable) in accordance with table 2 of the Technical Guide to the NPPF, that is inappropriate to the Flood Zone in which the application site is located (Flood Zone 3).

Table 3 of the Technical Guide to the NPPF makes clear that this type of development is not compatible with this Flood Zone and should not therefore be permitted. Furthermore there is no Flood Risk Assessment (FRA) with this application, and we are unable to make comments in regards to flood risk.

If the applicant is able to overcome our policy objection, in the absence of a Flood Risk Assessment (FRA) we would still object to the grant of planning permission and recommend refusal on this basis.

The flood maps supplied with this application (ref. Undefined tidal flood extent and undefended fluvial flood extent, produced by TDA) show that the site is outside Flood

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Zone 2 and 3, which is contrary to our Flood Maps for Planning (Rivers and the Sea). No explanation of where these maps come from has been provided. If modelling has been undertaken as part of this application we will need to review the model for approval to be used in the context of the FRA.

Please do not hesitate to contact me on the number below should you have any queries.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

