

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

Our ref: HA/2019/121244/01-L01
Your ref: BE/38/19/PL
Date: 17 April 2019

Dear Sir/Madam

Creation of temporary soil storage bund associated with development of adjoining site at Saltbox

Adjoining site at 10 Acre Field West of Saltbox, Rowan Way, Bognor Regis

Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reason

The application site lies within flood zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the proposed development's flood risk is unknown. This is sufficient reason for refusing planning permission.

Overcoming our Objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please consult us with the FRA and we'll respond within 21 days of receiving it.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.

www.gov.uk/environment-agency

Cont/d..

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



cc Mango Planning and Development Ltd