

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

Our ref: HA/2019/121210/01-L01
Your ref: EP/180/18/PL
Date: 09 April 2019

Dear Sir/Madam

CHANGE OF USE OF BOAT STORE & SAIL LOFT (SUI GENERIS) TO A SINGLE RESIDENTIAL DWELLING (C3 - DWELLINGHOUSE) & PART CHANGE OF USE OF FORMER DINGHY PEN TO CARAVAN SITE (SUI GENERIS)

BUILDING WEST OF 131 SEA ROAD EAST PRESTON BN16 1PD

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

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the development's flood risks. In particular, the FRA fails to:

1. Provide details of the topographical levels survey, in order to provide evidence that the finished floor levels are above the 0.5% AEP (Flood Zone 3) and 0.5% AEP 2115, as stated in the FRA.
2. Provide details of the change of use for the proposed new caravans, in particular regarding flood risk vulnerability classification, time occupancy, appropriate flood mitigation measures.
3. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the

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

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extreme event.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA and we will respond within 21 days of receiving it.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

