

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

Our ref: HA/2019/121037/01-L01
Your ref: F/30/18/PL
Date: 15 January 2019

Dear Sir/Madam

3 NO. MULTISPAN POLYTUNNELS

WICKS FARM FORD LANE FORD BN18 0DF

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(s)

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.

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

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.

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

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



cc John Hall Consulting

End