

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 25 October 2017 09:11
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/295/17/PL
Attachments: PlanningProposal.rtf

-----Original Message-----

From: [REDACTED]
Sent: 24 October 2017 13:27
To: Planning.Responses
Subject: Environment Agency Response to: LU/295/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Arunside Industrial Estate, Unit 1, Fort Road, Littlehampton, West Sussex

LPA ref: LU/295/17/PL

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

Our ref: HA/2017/119825/01-L01
Your ref: LU/295/17/PL
Date: 24 October 2017

Dear Sir/Madam

ERECTION OF NEW INDUSTRIAL UNIT

ARUNSIDE INDUSTRIAL ESTATE (UNIT 1) FORT ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 7QU.

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 FRA submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to

1. Consider the effect of a range of flooding events including extreme events on people and property. We would expect an FRA to include modelled flood depths for the site and details of how the risk will be mitigated.
2. Take the impacts of climate change into account.
3. Consider how people will be kept safe from flood hazards identified
4. Consider the requirement for flood emergency planning including flood warning

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

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and evacuation of people for a range of flooding events up to and including the extreme event.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

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

[Redacted signature]

Direct fax

[Redacted fax number]

End