

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 November 2017 08:50
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/323/17/PL
Attachments: PlanningProposal.rtf

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

From: PlanningSSD@environment-agency.gov.uk [<mailto:PlanningSSD@environment-agency.gov.uk>]
Sent: 07 November 2017 14:49
To: Planning.Responses
Subject: Environment Agency Response to: LU/323/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
United Services Maltravers Road Littlehampton BN17 5NA

LPA ref: LU/323/17/PL

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

Our ref: HA/2017/119859/01-L01
Your ref: LU/323/17/PL
Date: 07 November 2017

Dear Sir/Madam

CHANGE OF USE OF FORMER UNITED SERVICES CLUB (SUI GENERIS) TO 10 NO. FLATS (C3 DWELLING HOUSE) WITH ASSOCIATED LANDSCAPING, PARKING, BINS & RECYCLING STORAGE.

UNITED SERVICES MALTRAVERS ROAD LITTLEHAMPTON BN17 5NA

Thank you for consulting the Environment Agency on the above planning application which we received on 18 October 2017.

Environment Agency Position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reasons

The application site lies within Flood Zone 2 and 3 defined by the Environment Agency Flood Map as having respectively a medium and high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development is proposed in such locations.

An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risk resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our objection

You can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall.

In particular, as the change of use will result in an increase of vulnerability classification

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

Cont/d..

of the development from 'less' to 'more' vulnerable according to 'Table 2: Flood risk vulnerability classification' of the national Planning Practice Guidance (PPG), and it is proposed to have habitable rooms on ground floor, the FRA should contain appropriate flood mitigation measures to address this risk.

Furthermore, the FRA should include details of the level for the design flood (1 in 200 year flood event, plus climate change) which for this area is 5.1m AOD, what depths would be expected at the site during this event, how these relate to finished floor levels of the development and how the residual risks will be managed to ensure the dwellings are made safe for their lifetime.

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 Local Planning Authority (LPA)

The Environment Agency will always support and substantiate its objections to major development proposals at appeal wherever a refusal is lodged in line with its advice. If you are minded to grant permission against the Environment Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Environment Agency would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), 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.

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.

Environmental Permit

Please note that this development may require an Environmental Permit, a variation of an existing permit or an exemption from an Environmental Permit from the Environment Agency. The applicant must ensure that the operations at the site are in accordance

with the Environmental Permitting Regulations 2008. The applicant is advised to contact the National Customer Contact Centre (NCCC) on 03708 506 506.

Under the Environmental Permitting (England and Wales) Regulations 2010 the operator of a waste site will require an environmental permit for the importation, storage and treatment of waste.

The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct e-mail suz.greenwood@environment-agency.gov.uk