

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

Our ref: HA/2017/119979/01-L01
Your ref: LU/375/17/PL
Date: 19 December 2017

Dear Sir/Madam

**CHANGE OF USE OF LAND FOR THE STATIONING OF 25NO. MOBILE HOMES
FOR PERMANENT RESIDENTIAL OCCUPATION**

**THE BUNGALOW SOUTHDOWN NURSERY OLD MEAD ROAD
LITTLEHAMPTON BN17 7PU**

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

Environment Agency Position

We object to this application because the proposed development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located. We recommend that the application should be refused planning permission on this basis.

Reasons

Table 2 (Flood Risk Vulnerability Classification) and Table 3 (Flood risk vulnerability and flood zone classification) in Section 25 of the Flood Risk and Coastal Change Planning Practice Guidance to the National Planning Policy Framework classifies development types according to their vulnerability to flood risk and gives guidance on which developments are appropriate in each Flood Zone.

In this case the application site falls within Flood Zone 3 as defined by EA Flood Map as having a high probability of flooding.

The development type in the proposed application is classified as highly vulnerable in accordance with Table 2 of the Section 25 of the Flood Risk and Coastal Change Planning Practice Guidance to the National Planning Policy Framework.

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

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Tables 1 and 3 of Section 25 of the Flood Risk and Coastal Change Planning Practice Guidance to the National Planning Policy Framework make clear that this type of development is not compatible with this Flood Zone and should not therefore be permitted.

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

