

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

Our ref: HA/2018/120728/02-L01
Your ref: LU/386/17/PL
Date: 17 October 2018

Dear Sir/Madam

**(NEW FRA) PROVISION OF 14 PLOTS EACH WITH 2 BEDROOM MOBILE HOMES
AS PERMANENT RESIDENTIAL DWELLINGS LAND TO EAST OF TORRI HOUSE
OLD MEAD ROAD LITTLEHAMPTON BN17 7PU**

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

We have reviewed the information as submitted and have the following comments.

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 lies within Flood Zone 3 defined by Table 1 (Flood Zones) in Section 25 of the Flood Risk and Coastal Change Planning Practice Guidance to the National Planning Policy Framework 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.

Tables 1 and 3 of Section 25 of the Flood Risk and Coastal Change Planning Practice

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

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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 LPA

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 ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn.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.

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.

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.

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

