

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

Our ref: HA/2024/126371/01-L01
Your ref: P/114/24/RES
Date: 18 December 2024

Dear Planning Officer,

RESERVED MATTERS APPLICATION (PURSUANT TO OUTLINE PERMISSION P/178/21/OUT (APP/C3810/W/22/3302023)) FOR MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE CONCERNING THE CONSTRUCTION OF 95 NEW HOMES ALONG WITH NEW PEDESTRIAN AND CYCLE LINKS, OPEN SPACE, LANDSCAPING, HABITAT CREATION, DRAINAGE FEATURES AND ASSOCIATED GROUNDWORKS AND INFRASTRUCTURE. THIS DEVELOPMENT IS IN CIL ZONE 5 (CIL LIABLE AS NEW DWELLINGS) AND MAY AFFECT THE SETTING OF LISTED BUILDINGS. LAND WEST OF PAGHAM ROAD PAGHAM

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

In the absence of a flood risk assessment (FRA), we **object** to this application.

Reason

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 181 footnote 63) 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 flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

We would request that an FRA is submitted to inform the application and includes confirmation of the location of the attenuation basins with relation to the Flood Zone. We

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



would prefer that they be kept out of Flood Zone 2 and 3 from a flood risk perspective and would welcome any indication that this is the case.

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 re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it. Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>

Advice to the Local Planning Authority

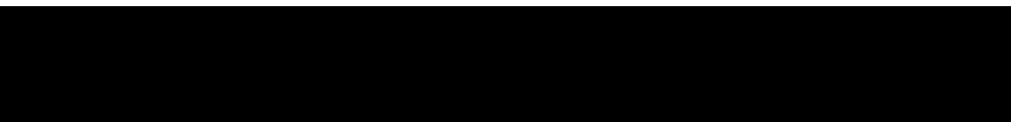
We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact us before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

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.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



From: Nicola Oktay on behalf of Planning.Responses
Sent: 20 December 2024 10:44
To: Planning Scanning
Subject: FW: Environment Agency Response to: P/114/24/RES
Attachments: PlanningProposal.rtf

Environment Agency response

Nikki Oktay
Planning Receptionist, Planning Department

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Arun District Council, Civic Centre, Maltravers Rd Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk

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

From: [REDACTED]
Sent: 19 December 2024 12:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: P/114/24/RES

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The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land West of Pagham Road Pagham

LPA ref: P/114/24/RES

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