

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

Our ref: HA/2021/122911/01-L01
Your ref: WA/62/20/PL
Date: 11 February 2021

Dear Sir/Madam

CONSTRUCTION OF 5 HECTARES OF GLASSHOUSES, A SERVICE AREA & A RESERVOIR ON AGRICULTURAL LAND. THIS SITE IS IN CIL ZONE 3 (ZERO RATED) AS OTHER DEVELOPMENT

LOWER FARM YAPTON LANE WALBERTON BN18 0AS

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

Environment Agency Position

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Address the increased flood risk to the residential properties that are located in close proximity to the south west of the proposed reservoir

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and amended plans which addresses the points highlighted above.

We would recommend that further detail is provided, regarding how residential properties in close proximity would be protected in the event of catastrophic failure of the reservoir.

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.

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



Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

