Mr Peter Barnett
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/108502/01-L01
Your ref: ADC/0354/09

Date: 02 December 2009

Dear Mr Barnett

REPLACEMENT DWELLING (RENEWAL OF ADC/0228/06) NORTH BARN KENNELS

OLD SALTS FARM ROAD, LANCING WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence

Environment Agency position

In the absence of a Flood Risk Assessment (FRA), we **OBJECT** to this application and recommend refusal of planning permission on this basis for the following reasons:

Reasons: The application site lies within Flood Zone 3 defined by Planning Policy Statement 25 – "Development and Flood Risk" (PPS25) as having a high probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit an FRA when development is proposed in such locations.

In the absence of an FRA, the flood risks resulting from the proposed development are unknown and therefore this is sufficient reason in itself for refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.

We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

In accordance with the principals of PPS25, Policy NRM4 – “Sustainable Flood Risk Management” of the South East Plan and Policy AP3 of the Adopted Adur District Local Plan 1993-2006
AP3

If you are minded to grant the application contrary to our objection it will be necessary to re-consult us in accordance with guidance in PPS25.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

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cc TS Design and Construction

End