Mr Peter Barnett
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2015/116736/01-L01
Your ref: AWDM/0116/15

Date: 03 March 2015

Dear Mr Barnett

PERMANENT MOBILE HOME FOR USE OF THE CAMP SITE OWNER AND NEW VEHICLE AND PEDESTRIAN ENTRANCE GATES

THE BARN CARAVAN PARK 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

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.

Reason: Technical Guidance to the National Planning Policy Framework (NPPF) 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 falls within Flood Zone 3a defined by the Planning Practice Guide to the NPPF 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 Planning Practice Guide to the NPPF. Tables 1 and 3 of the Technical Guide to the NPPF make clear that this type of development is not compatible with this Flood Zone and should not therefore be permitted.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn.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".

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

Yours sincerely

Helen Tier
Environment Agency Sustainable Places East Team Planning Adviser

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cc James Breckell Architects

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