

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

Our ref: HA/2021/123445/01
Your ref: BN/93/21/PL
Date: 19 August 2021

Dear Sir or Madam,

1 NO. 5 BED DETACHED DWELLING WITH ANCILLARY PARKING AND BIN STORAGE.

LAND OFF HIGHGROUND LANE, BARNHAM, PO22 0BJ.

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

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

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.

Reasons

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:

- Complete an exception test;
- Utilise product 4 data to show accurate information, including flooding history and future flood levels in relation to the development;
- Consider how people will be kept safe from the identified flood hazards, including stating finished floor levels and how these are safely above future flood levels (including 300mm freeboard); and
- Consider how a range of flooding events (including extreme events) will affect people and property.

Overcoming our objection

Environment Agency
Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line [REDACTED]
www.gov.uk/environment-agency

Cont/d..

To overcome our objection, the Applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us 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.

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

