

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

Our ref: HA/2011/112291/01-L01
Your ref: FP/179/11/
Date: 04 November 2011

Dear Mrs Leeson

**DEMOLITION OF EXISTING DWELLING & OUTBUILDINGS & ERECTION OF 6 NO. APARTMENTS WITH ASSOCIATED PARKING & LANDSCAPING (RE-SUBMISSION FOLLOWING FP/182/10/)
30 LIMMER LANE, BOGNOR REGIS, WEST SUSSEX, PO22 7ET.**

Thank you for consulting us on the above planning application.

Environment Agency position

We currently have outstanding concerns regarding this development. We understand that additional information will be submitted to yourselves to resolve this.

According to the Environment Agency flood maps and records the site location is shown to be in the far reaches of a tidal flood risk location (Flood Zone 3), and therefore potentially at risk from flooding should the local sea defences breach or overtop.

Although a Flood Risk Assessment (FRA) has not been submitted to support this application, we acknowledge that a previous FRA was submitted with the earlier application (FP/182/10).

This FRA appears to contain inaccuracies regarding the floor levels of the existing dwelling, which are stated to be 6.1metres above Ordnance Newlyn Datum (AOND). This level needs verifying as the road spot level in Limmer Lane is shown as 2.9 metres AOND. The FRA should be updated once the existing and proposed floor levels are confirmed. The FRA will need to demonstrate that the building will be safe throughout the lifetime of the proposal, and that no internal flooding will occur. This could be achieved by raising existing floor levels and other flood resilience measures.

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

Yours sincerely

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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