

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

Our ref: HA/2017/119147/01-L01
Your ref: FP/21/17/PL
Date: 28 February 2017

Dear Sir/Madam

1 NO. DWELLING WITH DETACHED GARAGE TO FRONT.

31 RIFE WAY, FELPHAM, PO22 7BN.

Thank you for your consultation regarding the above which was received on 22 February 2017.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason

According to the Environment Agency maps and records the site is shown to be within a Flood Zone 3 (high risk) tidal flood risk area.

The FRA submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Provide very little detail in terms of flood mitigation and resilience measures.

Overcoming our objection

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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To overcome our objection the applicant/agent needs to provide details of existing ground levels so as comparisons can be made with the 1 in 200 tidal flood risk level of 5.0metres AOD so as potential flood depths and appropriate mitigation can be assessed.

It is acknowledged that historically a dwelling occupied the plot, and whilst it is unlikely that floor levels could match 5.0mAOD we would be looking for a finished floor levels to be set 300-600mm above existing land levels, so as the property and occupants are afforded suitable protection from flooding throughout its lifetime.

The FRA should also consider incorporating flood resilience measures e.g. raised electrics, concrete floors etc. and registering with the Environment Agency's flood warning service, which gives advance warning of flooding.

Informative

Any works in under or over the Aldingbourne Rife a classified main river or within 8metres from the watercourse bank edges, an Environment Permit (EPR) [formerly Flood Defence Consent] will need to be applied for. Further information on this aspect can be obtained by contacting psowestsussex@environment-agency.gov.uk

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Should you have any feather queries please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor



cc Mr Paul Taylor