

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

Our ref: HA/2017/119191/01-L01
Your ref: F/4/17/PL
Date: 20 March 2017

Dear Sir/Madam

**EXISTING ANCILLARY BUILDING TO BE USED AS A TOURIST UNIT.
RESUBMISSION OF F/17/16/PL**

**RIFE COTTAGE, 1 STATION ROAD, FORD, ARUNDEL, WEST SUSSEX
BN18 0BJ.**

Thank you for your consultation regarding the above which was received on 9 March 2017.

Environment Agency Position

We object to the application as submitted, the risk to life and/or property, from tidal inundation would be unacceptable if the development were to be allowed and recommend refusal of planning permission on that basis.

The site lies within Flood Zone 3 defined by the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change as having a high probability of flooding where notwithstanding the mitigating measures proposed, the risk to life *and/or* property, from tidal inundation would be unacceptable.

In particular:

1. The FRA suggests that the finished floor levels be 150mm above ground level whereas flood depth reaches 1050mm in areas when taking into account the effects of climate change, suggesting flood levels can reach 900mm above finished floor levels. This depth is considered too large for flood resilience constructions, a maximum depth of 600mm is allowable.
2. As the building is an existing one, it is unlikely that it will be able to structurally withstand the forces of flood water. This suggests that even with the use of flood resilience constructions, there is an unacceptable risk of floods breaching the

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

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- property.
3. The proposed development does not have a safe means of access and/or egress in the event of flooding and no acceptable alternative option for managing the safety of people has been provided as part of the application. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event.

Overcoming our objection

You can overcome our objection by submitting evidence to demonstrate that the proposal will not pose risk to life and property as highlighted above. We ask to be re-consulted on any relevant further information submitted.

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

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor

