

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

Our ref: HA/2022/124242/01-L01
Your ref: LU/132/22/PD
Date: 27 June 2022

Dear Sir/Madam

NOTIFICATION FOR PRIOR APPROVAL UNDER SCHEDULE 2 PART 3 CLASS MA FOR THE CHANGE OF USE FROM COMMERCIAL, BUSINESS AND SERVICE (USE CLASS E) TO 2 NO. 1 BEDROOM GROUND FLOOR APARTMENTS (USE CLASS C3).

RIVERBREEZE RESTAURANT 56-57 PIER ROAD LITTLEHAMPTON BN17 5LP

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

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

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we would **object** to this proposed development.

Although the applicant has proposed raising the floor level of the ground floor by 300mm to 4.3mAOD, from our modelling it can be seen that the current Climate Change Allowances would put the flood levels above this height. Therefore a more detailed FRA where the applicant considers flood levels and the mitigation of any impacts would be required.

Reason(s)

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:

- Take the impacts of climate change into account and provide a comparison between finished floor levels and modelled flood levels
- Consider how a range of flooding events (including extreme events) will affect people and property

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

Cont/d..

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and amended plans 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'll respond within 21 days of receiving it.

Advice to Applicant

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please contact

[REDACTED]

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

Guidance on how to prepare a flood risk assessment can be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

A checklist on what should be included in a flood risk assessment can also be found on the gov.uk website here –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>.]

Your local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your local planning authority to determine what information is available.

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

[REDACTED]