

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

Our ref: HA/2017/119420/01-L01
Your ref: LU/150/17/PD
Date: 25 May 2017

Dear Sir/Madam

Notification for Prior Approval for a Proposed Change of Use of a Building from Class B1 (A) to 2 No. Flats (C3 Dwelling House) on Upper Two Floors.

15 Beach Road, Littlehampton, BN17 5HZ

Thank you for consulting the Environment Agency on the above application. We have the following comments to make.

Environment Agency Position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reasons

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a higher probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit an FRA when development is proposed in such locations.

An FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an FRA, the flood risk resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our objection

You can overcome our objection by undertaking an FRA which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the

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

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application. Production of an FRA will not in itself result in the removal of an objection.

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 reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

If I can be of any further assistance, please do not hesitate to contact me.

Yours faithfully

Mrs Laura Lax
Senior Planning Advisor

