

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

Our ref: HA/2020/122528/01-L01
Your ref: LU/163/20/PL

Date: 24 August 2020

Dear Sir/Madam,

DEMOLITION OF EXISTING CONSERVATORY, SINGLE STOREY FRONT & REAR EXTENSIONS & CHANGE OF USE FROM HMO (SUI GENERIS) TO 5 NO. FLATS (4 NET) (C3 DWELLING HOUSE). THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE LITTLEHAMPTON SEAFRONT CONSERVATION AREA & MAY AFFECT THE SETTING OF A LISTED BUILDING. THIS APPLICATION IS NOT CIL LIABLE AS FLATS IN ZONE 4 (ZERO RATED).

6 SELBORNE PLACE SELBORNE ROAD LITTLEHAMPTON BN17 5NH

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

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

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reasons

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:

- consider how residents in the proposed ground floor bedrooms will be kept safe from the identified flood hazards in the Flood Risk Assessment.
- consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. The original FRA has identified the flooding risks, however further information on mitigation actions for those risks will need to be provided, for

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

Cont/d..

example will flood resilience products be installed to prevent flood water ingress to the ground floor where residents will be sleeping, will there be warning and evacuation procedures.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

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

