

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

Our ref: HA/2011/111270/01-L01
Your ref: LU/18/11/
Date: 18 February 2011

Dear Sir/Madam

**ERECTION OF 2 NO. 3 BEDROOM TOWN HOUSES
R/O 27-29B SURREY STREET LITTLEHAMPTON, WEST SUSSEX BN17 5BD**

Thank you for consulting us on the above planning application.

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

The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development and is therefore also contrary to Policy GEN10 of the Arun District Local Plan.

In particular, the submitted FRA fails to provide any information on predicted flood levels. This information is necessary to show the proposed mitigation of raised finished floor levels is sufficient to ensure the safety of the development and its occupants over its lifetime. Please note that where it is proposed to raise floor levels, this information should be given relative to Ordnance Datum.

In addition to the above, any FRA should:

1. Take the impacts of climate change into account
2. Consider the protection offered by any local flood defences and their condition.
3. Consider the effect of a range of flooding events including extreme events on

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- people and property.
4. Demonstrate how users of the development are to avoid being placed in danger from identified flood hazards, both in and around the development. This should include consideration of the requirement for flood emergency planning including a flood warning and response strategy for a range of flooding events up to and including the extreme event (as advised by PPS25, paragraph G12 and the PPS25 Practice Guide, paragraph 7.25)

We look forward to being re-consulted once this additional information is received. In the meantime if yourself or the Agent requires any further information or has any queries regarding this response, please contact my colleague Keely Mowatt in our Development and Flood Risk team on 01903 703948.

Yours faithfully

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858

Direct e-mail PlanningSSD@environment-agency.gov.uk