

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

Our ref: HA/2022/123943/01-L01
Your ref: LU/18/22/PD
Date: 21 February 2022

Dear Planning Team,

NOTIFICATION FOR PRIOR APPROVAL UNDER SCHEDULE 2, PART 3, CLASS MA FOR THE CHANGE OF USE FROM COMMERCIAL, BUSINESS & SERVICE (CLASS E) TO 1 NO DWELLING HOUSE (CLASS C3).

10 BAYFORD ROAD LITTLEHAMPTON BN17 5HL

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 **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 tidal flooding will affect people and property
- Provide a comparison of undefended tidal levels to finished floor levels through which to consider flood risk to occupants
- Assess the impact of climate change using appropriate higher central and upper end allowances, see: 'Flood risk assessments: climate change allowances'

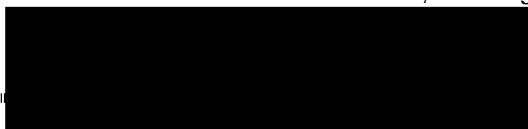
Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA 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 the Local Planning Authority

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



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.

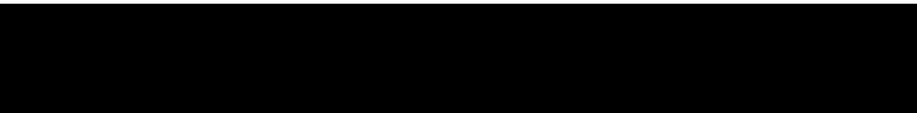
If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

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.

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



cc WHALEBACK LTD