

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

Our ref: HA/2009/107506/01-L01
Your ref: LU/190/09
Date: 12 August 2009

Dear Mr Smith,

PROPOSAL TO CONVERT A REDUNDANT COASTGUARD TOWER TO A RESIDENTIAL PROPERTY

LITTLEHAMPTON COASTGUARD TOWER

Thank you for your consultation request regarding the application above which we received on the 28th July 2009.

Environment Agency position

In the absence of an adequate 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.

In particular, the submitted FRA fails to adequately consider safe access/egress. It identifies a safe route from the site heading north towards South Terrace. The ground levels decrease in this direction and so the depth of flooding in would not fit into the 'safe for all' cells of table 13.1 of TR2/FD2320. We also do not consider access along the beach front to be safe during extreme storm conditions.

Further the FRA does not sufficiently consider the vulnerability of this location to wind and wave action due to its proximity to the beach.

If Minded to Approve

If you are minded to grant the application contrary to our objection it will be necessary to re-consult us in accordance with guidance in PPS25 in order that we may recommend appropriate conditions.

I trust that the above comments are satisfactory but if you require any further information please contact me or my colleague in Development & Flood Risk, Keely Mowatt on 10903 703948.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

Yours sincerely,

Miss Kate Attrill
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cc Moore Salmon Associates