

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

Our ref: HA/2015/117322/02-L01
Your ref: LU/228/15/PL
Date: 24 September 2015

Dear Ms Gardner

**AMENDED PLAN: CONVERSION OF GROUND & FIRST FLOOR AT THE REAR
INTO TWO 2 BEDROOM FLATS 10 ST CATHERINES ROAD LITTLEHAMPTON
BN17 5HS**

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

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 reason.

Reason

The FRA submitted with this application does not provide sufficient detail. 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 FRA fails to:

- Quote modelled flood depths and levels for the present day 0.5% AEP (1in200) tidal flood event and with allowance for climate change over the lifetime of the development (100yrs)
- Identify mitigation measures that could be taken to protect occupants and property in the event of an extreme flood event.
- Take into account the effects of climate change over the lifetime of the development (ie 100 years).
- Identify safe access/egress routes to an area of high ground.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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We have reservations as to whether any FRA could address these issues satisfactorily, and the applicant should seriously consider this before engaging the services of a flood risk consultant.

The application site is shown to be within flood zone 3, a high flood risk area in accordance with NPPF. There is the potential for flood depths of over 1 meter therefore we would consider that sleeping accommodation on the ground floor with no access to the first floor may pose an unacceptable risk to occupants in accordance with Table 13.1 of FD2320/TR2.

Yours sincerely

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 01903 703858

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