

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

Our ref: HA/2017/119688/01-L01
Your ref: LU/243/17/PL
Date: 24 August 2017

Dear Sir/Madam

CONVERSION & MINOR EXTENSION OF EXISTING RESTAURANT & FIVE BEDROOM FLAT TO CREATE A SHOP UNIT & 6 NO. RESIDENTIAL UNITS (RESUBMISSION FOLLOWING LU/71/17/PL)

56-57 PIER ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LP.

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

According to the Environment Agency flood risk maps and records the site is shown to be within an indicative tidal flood risk area (high risk) should the river defences breach or be overtopped.

Whilst we acknowledge that the location benefits from a brand new flood defence, when assessing the suitability of developments shown to be potentially at risk from flooding we have to look at the risk posed by an undefended scenario.

Furthermore applying the principles of Flood Risk Standing Advice to this application is not appropriate, and it should be borne in mind that the development proposals fall under the category of 'Highly Vulnerable' in accordance with Table 2 in Section 25 of the Flood Risk and Coastal Change Planning Practice Guidance to the National Planning Policy Framework. The proposals include habitable rooms at basement level and ground floor level, thus increasing the amount of habitable units and increasing the number of people at the risk. Overtopping of the defences would result in rapid inundation, with flood depths in excess of 3metres.

We therefore object to the application on the basis that an inadequate Flood Risk Assessment (FRA) has been submitted.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

For the proposals to be acceptable it would need to preclude habitable rooms at basement and ground floor level. Development (particularly bedrooms) would need to have a finished floor level set above the 1 in 200year undefended level plus an allowance for climate change of 4.94mAOD.

Basements would only really be suitable for storage/ancillary purposes (as previous use). Ground floor levels could be used for habitable if internal tanking could be installed to the 1 in 200 year plus climate change undefended level of 4.94mAOD, subject to the 'Communities In Practice Guidelines', suitable safe egress and access and Building Control 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.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

