Our ref: HA/2016/118892/01-L01
Your ref: LU/281/16/HH

Date: 25 November 2016

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

Dear Sir/Madam

1NO. DETACHED ANNEXE WITH GARAGE DORMY COTTAGE ROPE WALK, LITTLEHAMPTON, WEST SUSSEX, BN17 5DE.

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

Environment Agency Position

According to the Environment Agency flood maps and records the site is shown to be within an indicative tidal Flood Zone 3a (high risk)

When considering development in flood risk areas, in accordance with the government guidance National Planning Policy Framework (NPPF) finished floor levels should be set based on the undefended 1 in 200 tidal flood level plus 20% for climate change, and not on existing defended levels.
The proposed finished floor level of 2.87metres above ordanance newlyn datum (aOND) compared to the undefended 1 in 200 year level of 4.33m aOND could therefore potentially, should the local river defences breach or overtop, flood the site to depth on 1.48metres.

Based on the above information we **object** to the proposed development as it will be extremely vulnerable to rapid inundation should the defences overtop, seriously endangering future occupants (particularly as sleeping accommodation is proposed at ground level) and increase the burden on the emergency services.

There is also some doubt whether the application can be considered as an annexe, as it would appear that the proposal is for a new dwelling, this would be a matter for the local authority to determine.

Overcoming our Objection
To overcome our objection we would reconsider your proposal if was for a town house type proposal, whereas you had a garage on the ground floor, and habitable rooms at the first floor level provided safe refuge above the 1 in 200 year level, plus climate change could be achieved i.e 4.33mAOD and to include appropriate flood resilience/mitigation measures

An extension to the existing property would also be another alternative consideration.

Advice to Applicant
Any works in under or over the River Arun Tidal, a classified main river under the jurisdiction of the Environment Agency, or within 15metres from the landward toe, and Environment Permit [EPR] will need to be applied for. For further information on obtaining a permit please contact psowestsussex@environment-agency.gov.uk
Any works in under or over the Ryebank Rife, a classified main river under the jurisdiction of the Environment Agency, or within 8 metres from the bank edges, an Environment Permit [EPR] will need to be applied for. For further information on obtaining a permit please contact psowestsussex@environment-agency.gov.uk

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk

End

ARUN DISTRICT COUNCIL LU/281/16/HH