

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

Our ref: HA/2017/119791/01-L01
Your ref: LU/287/17/PL
Date: 10 October 2017

Dear Sir/Madam

DEMOLITION OF EXISTING BUILDINGS, CHANGE OF USE & ERECTION OF 1 NO. BUILDING INCORPORATE OFFICE (B1) AT GROUND FLOOR & 8 NO. DWELLINGS AT FIRST FLOOR LEVEL.

47 PIER ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LW.

Thank you for the consultation on the above application, please quote our reference on all 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 reasons:
Reason

The FRA (July 2017) submitted with this application does not comply with the requirements set out in paragraph Section 9 & 10 of the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. If the applicants or agents wish to discuss this position with us, they should email psowestsussex@environment-agency.gov.uk.

Under the NPPF and supporting PPG, development should be designed to ensure occupants remain safe from flooding up to the 'design flood' (undefended 0.5% annual probability tidal) including an appropriate allowance for climate change.

In particular the Flood Risk Assessment (FRA) and associated plans and elevations did

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

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not provide any levels for the finished floor levels of the proposed development. In particular a finished floor level for the first floor of the building, where the habitable rooms have been proposed. Therefore it cannot be determined whether or not this is above the undefended 1 in 200 (0.5%) 2115 flood level of 4.93m AOD.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

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

