

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

Our ref: HA/2014/115442/01-L01
Your ref: LU/29/14
Date: 28 March 2014

Dear Mr Sullivan

EXTENSION TO EXISTING STEEL FRAMED PURPOSE BUILT INDUSTRIAL UNIT PLUS OVERCLAD EXISTING BRICK & CORRUGATED BUILDING WITH FINISHES TO MATCH NEW EXTENSION.

UNIT 1 LINESIDE WAY, LINESIDE INDUSTRIAL ESTATE, LITTLEHAMPTON, BN17 7EH

Thank you for consulting the Environment Agency on the above application, which was received on the 7 March 2014.

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:

The FRA submitted with this application does not comply with the requirements set out in Paragraph 9 of the Technical Guide to the National Planning Policy Framework. 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;

- 1. State the current level of flood risk.**
- 2. Consider the effect of a range of flooding events including extreme events on people and property.**
- 3. Take the impacts of climate change into account**
- 4. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.**

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.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours sincerely

Miss Catherine McLeod
Sustainable Places Planning Advisor, Environment Agency

