

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

Our ref: HA/2019/121822/01-L01
Your ref: LU/328/19/PL
Date: 04 December 2019

Dear

VARIATION OF CONDITION 2 IMPOSED UNDER LU/154/19/PL RELATING TO APPROVED PLANS: CHANGE OF USE OF GROUND FLOOR FROM BANKING (A2 FINANCIAL & PROFESSIONAL SERVICES) TO RETAIL (A1 SHOPS), PERMITTED DEVELOPMENT TO FORM 2 NO. FLATS ABOVE PLUS 1 NO. FURTHER FLAT & EXTENSION TO FORM 1 NO. TWO STOREY DWELLING & ANCILLARY ALTERATIONS.

52 HIGH STREET, LITTLEHAMPTON, BN17 5SY

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

Environment Agency position

We would **object** to the variation of condition 2 imposed under LU/154/19/PL relating to approved plans.

Following our previous response, a condition was imposed that sleeping accommodation was placed on the first floor and above. In the submitted revised drawings, bedrooms are now being placed on the ground floor, presenting an increased flood risk to occupants for the lifetime of the development.

Reason(s)

The site lies within Flood Zone 3 which is land defined by the planning practice guidance as having a Medium probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property from Tidal inundation would be unacceptable if the development were to be permitted.

The application does not demonstrate that occupants can remain safe for the lifetime of

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



the development when allowances for climate change are taken into consideration.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life as highlighted above. We would recommend that the applicant reverts to the original plans that we previously conditioned and commented on.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised proposals and we'll respond within 21 days of receiving it.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify the Environment Agency to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

Yours sincerely

**Miss Suz Greenwood
Planning Advisor, Environment Agency**

