

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

Our ref: HA/2011/111195/01-L01
Your ref: LU/386/10/
Date: 01 February 2011

Dear Sir/Madam

**NEW BUILD SINGLE STOREY DWELLING
SEANORMUS, ROPE WALK, LITTLEHAMPTON, WEST SUSSEX BN17 5DE**

Thank you for consulting us on the above planning application.

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 submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS 25). 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. Correctly identify the standard of protection (SOP) of the flood defences on the River Arun. Defences at this location protect properties from between a 1 in 10 (10%) to a 1 in 50 (2%) year flood event.
2. Take the impacts of climate change into account for the lifetime of the development (100 years)
3. Consider the effect of a range of flooding events including extreme events on people and property.
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 (as advised by PPS25, paragraph G12 and the PPS25 Practice Guide, paragraph 7.23)

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



Cont/d..

The proposal is for a single storey dwelling, with habitable rooms on the ground floor. In the design flood event, no safe access or egress would be possible, and no safe refuge within the dwelling is offered.

If the applicants or agents wish to discuss this position with us, they should contact Keely Mowatt from our Development and Flood Risk team on 01903 703948

Yours faithfully

Miss Catherine McLeod
Planning Liaison Officer

