

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

Our ref: HA/2012/112978/01-L01
Your ref: LU/57/12/
Date: 13 June 2012

Dear Peter

**CONVERSION OF FORMER COASTGUARDS TOWER TO PROVIDE NEW
TOURIST HOLIDAY ACCOMMODATION
FORMER COASTGUARD TOWER THE PROMENADE LITTLEHAMPTON BN17
5LH**

Thank you for consulting us on the above planning application.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend refusal of planning permission until a satisfactory FRA has been submitted.

Reason

Since 2008 the Environment Agency's flood map has been updated, the site is now located wholly within Flood Zone 3. The National Planning Policy Framework (NPPF) requires that all development proposals in flood zone 3 are submitted with an FRA. In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for refusal of planning permission.

Overcoming our objection

The FRA should consider the flood risk to the proposed holiday accommodation and its occupants. Whilst local land levels are above the predicted 1 in 200 year open surge tide for 2115 and sleeping accommodation is to be provided on the first floor, safe access and egress to the tower in a flood event will need to be considered as the surrounding area is located within flood zone 3.

We ask to be re-consulted with the results of the FRA. Our objection will be maintained until an FRA has been submitted that adequately assess and manages the flood risks associated with this site.

If you have any queries or require any further information please contact me.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506

Conf/d..

Yours sincerely

Catherine McLeod
Planning Liaison Officer
Environment Agency



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