

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

Our ref: HA/2022/124133/01-L01
Your ref: LU/60/22/PL
Date: 09 May 2022

Dear Sir/Madam

CHANGE OF USE (REGULARISATION AND PART RETROSPECTIVE) FROM 11 BED HMO (SUI GENERIS) TO A 20 BED HMO & 2 NO DWELLINGS (NET GAIN OF 1 NO DWELLING). 27 CLIFTON ROAD, LITTLEHAMPTON, BN17 5TE.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

In the absence of an acceptable Flood Risk Assessment (FRA), we **object** to this application. The Flood Risk Assessment (dated April 2022) needs to include the following, in order for us to make our final assessment.

- Consider the impacts of climate change on flooding risk throughout the site
- Consider how a range of flooding events (including extreme events) will affect people and property

If you are able to incorporate this information into the Flood Risk Assessment, we will be able to provide a response that considers all aspects of flood risk.

We would also request further information on the statement 'The ground floor finished floor levels will be raised by up to 600mm above existing levels' provided in page 4 of the Flood Risk Assessment (dated April 2022). We request a cross section that provides the new proposed levels of each floor and a comparison of these heights with modelled flood depths.

Reasons

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance.

Overcoming our Objection

To overcome our objection, the applicant should submit a revised FRA and amended plans which addresses the points highlighted above.

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

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

