

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

Our ref: HA/2015/116863/01-L01
Your ref: LU/71/15/PL
Date: 06 May 2015

Dear Ms Gardner

**CONVERSION OF GROUND & FIRST FLOOR AT THE REAR INTO TWO 2
BEDROOM FLATS**

10 ST CATHERINES ROAD LITTLEHAMPTON BN17 5HS

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence. Please accept my apologies for the delay in our response.

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 reason:

Reason: The FRA submitted with this application does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular the FRA fails to:

- Quote modelled flood depths and levels for the present day 0.5% AEP (1in200) tidal flood event and with allowance for climate change over the lifetime of the development (100yrs)
- Identify mitigation measures that could be taken to protect occupants and property in the event of an extreme flood event.
- Take into account the effects of climate change over the lifetime of the development (ie 100 years).

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- Identify safe access/egress routes to an area of high ground.

We have reservations as to whether any FRA could address these issues satisfactorily, and the applicant should seriously consider this before engaging the services of a flood risk consultant.

The application site is shown to be within flood zone 3, a high flood risk area in accordance with the National Planning Policy Framework (NPPF). There is the potential for flood depths of over 1 meter therefore we would consider that sleeping accommodation on the ground floor with no access to the first floor may pose an unacceptable risk to occupants in accordance with Table 13.1 of the Defra / Environment Agency Flood and Coastal Defence R&D Technical Report FD2320/TR1.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

I trust the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Helen Tier

**Environment Agency
Sustainable Places East Team Planning Adviser**

