

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

Our ref: HA/2022/124119/02-L01
Your ref: LU/81/22/PD
Date: 26 May 2022

Dear Sir/Madam

AMENDED FRA - PRIOR APPROVAL UNDER SCHEDULE 2, PART 3, CLASS MA FOR THE CHANGE OF USE FROM CAFE (CLASS E) TO 1 NO. RESIDENTIAL DWELLING (CLASS C3). 10 BAYFORD ROAD LITTLEHAMPTON BN17 5HL

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 maintain our object to this application and recommend that planning permission is refused.

Reason(s)

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. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Consider how tidal flooding will affect people and property
- Provide a comparison of undefended tidal levels to finished floor levels through which to consider flood risk to occupants
- Assess the impact of climate change using appropriate higher central and upper end allowances with relation to undefended tidal levels, see: 'Flood risk assessments: climate change allowances'

Overcoming our Objection

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

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

Cont/d..

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.

Advice to LPA

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us 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.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn.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.

Advice to applicant

We do not prepare or provide FRAs. However, our Enquiries Team can provide any relevant flooding information that we have available, including information on tidal flooding levels and depths that is provided in a [Product 4](#). Please contact enquiries@environment-agency.gov.uk for more information or to request flood risk data. Once you have this information, we would recommend that you review the information on climate change allowances at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> in order to assess the impact of climate change on your development.

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

