

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

Our ref: HA/2019/121209/01-L01
Your ref: M/143/18/PL
Date: 09 April 2019

Dear Sir/Madam

ERECTION OF A NEW 4 BEDROOM DWELLING

66 ANCTON WAY ELMER MIDDLETON-ON-SEA PO22 6JP

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused for the following reason.

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 development's flood risks. In particular, the FRA fails to:

- Provide detailed finished floor levels and comparisons to climate change flood levels

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. This can be achieved by requesting a Product 4 data for this site from the Environment Agency, by emailing [REDACTED]
[REDACTED]

If this cannot be achieved, we are likely to maintain our objection. Please consult us on

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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any revised FRA and we will respond within 21 days of receiving it.

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

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

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.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

