

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

Our ref: HA/2014/115841/02-L01
Your ref: M/41/14/PL
Date: 08 September 2014

Dear Anita

**REMOVAL OF EXISTING RAILWAY CARRIAGE DWELLING AND
CONSTRUCTION OF NEW 4 BEDROOM TWO STOREY DETACHED DWELLING.
102 ANCTON WAY ELMER MIDDLETON ON SEA PO22 6JR**

Thank you for reconsulting the Environment Agency on the above planning application. The site is located in Flood Zone 3 defined by the NPPF as having a high probability of flooding.

Environment Agency Position

We have reviewed the submitted Flood Risk Assessment (FRA) (Ref: F1861, Dated: Aug 2014). I can confirm we have no flood risk objections to the proposal as submitted.

The proposal to replace a single storey dwelling with a two storey dwelling will result in betterment in terms of flood protection as it will be provide an area of safe refuge on the first floor from potential flood water.

We would recommend that the finished floor level is raised above the existing level of 3.5 m AOD by as much as is practical.

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

Yours sincerely

**Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency**



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

End