

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

Our ref: HA/2022/124099/01-L01
Your ref: P/46/22/PL
Date: 22 April 2022

Dear Sir/Madam

DEMOLITION AND ERECTION OF 1 NO DWELLING WITH DETACHED GARAGE, HARDSTANDING AND LANDSCAPING. THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS NEW DWELLING. 12 EAST FRONT ROAD PAGHAM PO21 4SU

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 and recommend that planning permission is refused.

Reason(s)

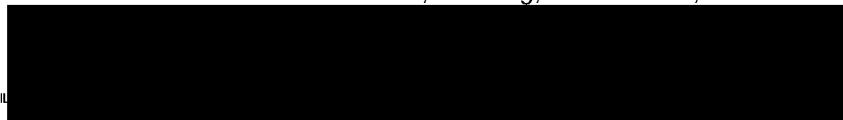
The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Take the impacts of climate change into account. We would advise the applicant to look at the guidance on Climate Change Allowances.
- We would also strongly advise that the Finished Floor Levels be no lower than the previous level of 5.78mAOD. If this is not possible, it must be shown that the property is still safe from flood risk when Climate Change Allowances are taken into account.

Overcoming our objection

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.



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

