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Environment Agency

Mr Peter Barnett
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2016/118784/01-L01
Your ref: AWDM/1504/16

Date: 7 November 2016

Dear Mr Barnett

Outline planning application with all matters reserved for 5 no. three-storey live/ work units with parking to front to replace existing workshops

4 Waterside Road, Southwick, West Sussex

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted Flood Risk Assessment (FRA) (UK Flood Risk Consultants ref. QFRA: 389, dated July 2016) and have the following comments to make.

Environment Agency Position

In the absence of an acceptable FRA we **object** to the grant of planning permission and recommend refusal on this basis for the following reasons.

Reasons
The FRA submitted with this application does not comply with the requirements set out in paragraph 30 of the national Planning Practice Guidance (PPG) on 'Flood Risk and Coastal Change'. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

The submitted FRA fails to establish whether the measures proposed to deal with the effects and risks are appropriate, in particular whether the finished floor levels will be provided above the predicted 1 in 200 year tidal flood level, which is considered to be 5.42m AOD.

The FRA should confirm the existing floor/ ground level and the minimum finished floor level of first floor, in m AOD.

Overcoming our objection

Cont/d..

The applicant can overcome our objection by including the missing information, as described above, in the FRA, and demonstrating that it provides at an adequate level of protection (i.e. comparing it to the 1 in 200 year tidal flood level).

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr David Griggs
Planning Advisor

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cc Mr Mark Walker

End