Mr Peter Barnett
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2013/114837/01-L01
Your ref: AWDM/1223/13

Date: 30 October 2013

Dear Mr Barnett

ERECTION OF NEW 2 BED ATTACHED DWELLING WITH ASSOCIATED GARAGE, CAR PARKING AND BIN STORE.

4 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 5LE

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Reason: The FRA submitted with this application does not comply with the requirements set out in paragraph 9 the Technical Guide to the National Planning Policy Framework (NPPF). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

1. Take the impacts of climate change into account

2. Consider how people will be kept safe from flood hazards identified

3. Consider the effect of a range of flooding events including extreme events on people and property.

4. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and

including the extreme event.

The submitted information is taken from our flood likelihood pages based on the national flood risk assessment. This information should not be used when applying for planning permission. Please use the following link for help and advice: planning a new development.

Overcoming our objection

You can overcome our objection by submitting an FRA which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re consultation. Our objection will be maintained until an adequate FRA has been submitted.

If the applicant would like to discuss the position with us please contact me on the number below.

I trust the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places East Team Planning Adviser

Direct dial 01903 703862
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc Stephen Bromley Associates Ltd.

End