Keith Morgan
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/107320/01-L01
Your ref: ADC/0247/09

Date: 23 July 2009

Dear Mr Morgan

PROPOSED 6-BEDROOM THREE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION.

68 - 70 BRIGHTON ROAD, LANCING, WEST SUSSEX BN15 8LW

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

Environment Agency position

In the absence of a Flood Risk Assessment (FRA), we **OBJECT** to this application and recommend refusal of planning permission on this basis for the following reasons:

Reasons: In accordance with Planning Policy Statement 25 – "Development and Flood Risk" (PPS25). The application site lies within Flood Zone 3 defined by PPS25 as having a high probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit an FRA when development is proposed in such locations.

In the absence of an FRA, the flood risks resulting from the proposed development are unknown. The absence of an FRA is therefore sufficient reason in itself for a refusal of planning permission. This reflects the precautionary approach to development in flood risk areas set out in paragraphs 10 and E9 of PPS25.

Notwithstanding the above objection, the proposal is also located on a secondary sea defence. Under our Sea Defence Byelaws, any works whatsoever would require our prior written consent. . **This is unlikely to be forthcoming unless calculations are submitted demonstrating that the structural integrity of the defence will not be compromised by either the development or its construction.**

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 you are minded to grant the application contrary to our objection it will be necessary to re-consult us in accordance with guidance in PPS 25.

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

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

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

cc Atterbury Moore Associates

End