

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

Our ref: HA/2022/123869/02-L01
Your ref: AB/136/21/PL
Date: 26 May 2022

Dear Sir/Madam

UPDATED FRA - DEMOLITION OF GARAGE AND ERECTION OF TWO DWELLINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING. LAND ADJACENT 18 QUEENS LANE ARUNDEL BN18 9JN

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

We request that the following condition be attached to any planning permission granted. The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: Flood Risk Assessment Proposed Development at Land off Queens Lane, Arundel- Prepared by Herrington Consulting Limited- May 2022) and the following mitigation measures it details:

- Finished floor levels for all living and sleeping accommodation shall be set at least 300mm above the design flood level, at a minimum of 4.07m above Ordnance Datum (AOD)
- The proposed development will lower land within the rear garden, adjacent to the drainage ditch. This will ensure that the proposal will not increase the risk elsewhere as a result of floodwater being displaced by the development

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

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

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measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Advice to Applicant

Internal Drainage Basin (IDB) Consent

Any proposed works near an IDB ditch, will also require a Flood Defence Consent (FDC).

For further guidance please visit <https://www.gov.uk/government/publications/internal-drainage-districts-in-southern-england/internal-drainage-districts-in-southern-england> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Advice to LPA/Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The [planning practice guidance](#) (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a

flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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

