

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

Our ref: HA/2018/120489/01-L01
Your ref: AB/36/18/PL
Date: 03 July 2018

Dear Sir/Madam

DEMOLITION OF EXISTING BUILDINGS & ERECTION OF A BLOCK OF 46NO. SHELTERED APARTMENTS FOR THE ELDERLY (COMPRISING 22 X ONE BEDROOM APARTMENTS & 24 X TWO BEDROOM APARTMENTS AGE RESTRICTED TO 60 YEARS AND OVER), WITH ASSOCIATED ACCESS ELECTRIC BUGGY/CYCLE STORES & REFUSE BIN STORE & 32NO. PARKING SPACES

BLASTREAT LIMITED & ADJ GREENHURST FITZALAN ROAD ARUNDEL BN18 9JS

Thank you for the consultation on the above application, please quote our reference on all correspondence.

The Environment Agency note that the new application provides a Sequential Flood Risk Assessment (FRA). This FRA makes reference to the finished floor levels being set at 3.9mAOD, which is the same as what was recommended by us in our response to the previous application (AB/77/17), and was stated in the site specific FRA undertaken by Arch Consultants.

On the basis that there are no material changes to the original application we have no changes to the comments said previously which are as follows:

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the Sequential Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (July 2017) and

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
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www.gov.uk/environment-agency

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the following mitigation measures detailed within the FRA:

- **Finished floor levels are set no lower than 3.9 m above Ordnance Datum (AOD).**

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Informatives

We recommend that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan, which needs to be approved by the local authority Emergency Planning Officer/Team.

We also recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

The Environment Agency has no legal duty to build and maintain flood defences. We have permissive powers that allow us to protect both people and property where economically, technically and environmentally viable and where affordable within national budgets. This means that there is no right to be protected from the effects of flooding or erosion and no entitlement to a particular standard of defence where risk management action is taken.

Whilst we are not the appropriate authority to comment on surface water and foul drainage, we are aware that there are issues with both foul and surface water flooding at this location, as highlighted by a concerned local resident on the council's application webpage. The Lead Local Flood Authority/ Local Authority must be satisfied with the proposed drainage strategy, and Southern Water must be satisfied that the existing foul system can accommodate the additional discharge from the new development, bearing in mind the above.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

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