

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

Our ref: HA/2017/119687/01-L01
Your ref: AB/37/17/PL
Date: 23 August 2017

Dear Sir/Madam

DEMOLITION OF EXISTING DWELLING & ERECTION OF 1 NO. DWELLING

TAHRAH MAXWELL ROAD, ARUNDEL, WEST SUSSEX, BN18 9EU.

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

Environment Agency position

As the proposed development is a replacement of an existing dwelling and a betterment on finished floor levels will be provided (435mm above the existing floor levels) we have no objection to the proposal.

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the Flood Risk Assessment (March 2017) 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) (March 2017) and the following mitigation measure detailed within the FRA:

- ***Finished floor levels are set no lower than 3.390m 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.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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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.

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.

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

