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From: [REDACTED]

Sent: 29 August 2017 11:08

To: Planning.Responses

Subject: Environment Agency Response to: AB/77/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
14, Fitzalan Road, Arundel, West Sussex

LPA ref: AB/77/17/PL

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

Our ref: HA/2017/119689/01-L01
Your ref: AB/77/17/PL
Date: 29 August 2017

Dear Sir/Madam

DEMOLITION OF EXISTING DWELLING & BUILDINGS. ERECTION OF A BLOCK OF 45 SHELTERED APARTMENTS FOR THE ELDERLY (COMPRISING 21 X ONE BEDROOM APARTMENTS AND 24 X TWO BEDROOM APARTMENTS AGE RESTRICTED TO 60 YEARS AND OVER); WITH ASSOCIATED ACCESS, ELECTRIC BUGGY/CYCLE STORE, REFUSE BIN STORE & 34 PARKING SPACES. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE ARUNDEL CONSERVATION AREA.

14 FITZALAN ROAD, ARUNDEL, WEST SUSSEX, BN18 9JS.

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

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 Flood Risk Assessment (July 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) (July 2017) and 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

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.



writing, by the local planning authority.

Reason

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

Informatives

Our response on this application is on the understanding that Arun Council is satisfied that the Sequential Test has been adequately demonstrated to the requirements set out in the National Planning Policy Framework (NPPF) Paragraph 101 and Section 5, Paragraph 019 of the NPPF Planning Practice Guidance – Flood Risk and Coastal Change.

This means that before proceeding to a determination, Arun Council must apply the Sequential Test; that is, it must consider whether the applicant has demonstrated and sufficiently justified that no alternative sites are available in a lower flood risk zone.

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.

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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Cont/d..

