

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

Our ref: HA/2022/124021/01-L01
Your ref: AL/18/22/PL
Date: 25 March 2022

Dear Sir/Madam

DEMOLITION OF LARGE AGRICULTURAL BUILDINGS, REMOVAL OF CONCRETE YARDS AND ACCESS & ERECTION OF 4 NO. 2 BED HOUSES, 2 NO. 3 BED HOUSES, 2 NO. 4 BED HOUSES, GARDENS, ACCESS, PARKING, SOFT LANDSCAPE & ECOLOGY AREAS (RESUBMISSION FOLLOWING AL/75/21/PL). THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN AND IS IN CIL ZONE 3 AND IS CIL LIABLE AS NEW DWELLINGS. LIDSEY LODGE, FARM SACK LANE LIDSEY, PO22 9PE.

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

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

Environment Agency Position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref D1922/FRA 3.0, dated 04 June 2021) and the following mitigation measures it details:

- Finished floor levels shall be set above external ground levels
- No bedrooms shall be placed on the ground floor
- Flood resilient construction methods and flood proofing measures shall be implemented

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout 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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lifetime of the development.

Reason

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

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. 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.

Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=0000000000030299686>

Flood warning and emergency rs

We do not normally comment on or approve the adequacy of flood emergency rs 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 rs 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 refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

Surface water management is not within our direct remit or expertise, but nevertheless is an important consideration for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to this issue and the Council's Technical Services should be satisfied with the proposed method of surface

water disposal.

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

