

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

Our ref: HA/2017/119077/01-L01
Your ref: A/11/17/OUT
Date: 07 February 2017

Dear Sir/Madam

HYBRID APPLICATION TO INCLUDE FULL PLANNING PERMISSION FOR A RETAIL UNIT (CLASS A1) COMPRISING 1,487SQM WITH ASSOCIATED ACCESS, CAR PARKING, SERVICING, LANDSCAPING & ASSOCIATED WORKS & OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED (SCALE & APPEARANCE) FOR PUBLIC HOUSE (CLASS A4) COMPRISING 581SQM (RESUBMISSION FOLLOWING A/23/15/OUT).

LAND SOUTH OF NEW ROAD (A259) & EAST OF BROOK LANE, ANGMERING.

Thank you for your consultation regarding the above which was received on 27 January 2017.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment (January 2015) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (January 2015) and the following mitigation measures detailed within the FRA:

1. *Provision of compensatory flood storage as detailed in Section 4.2 of the FRA.*
2. *Finished floor levels are set no lower than 2.4m 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

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

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the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons:

1. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
2. To reduce the risk of flooding to the proposed development and future users.

Informative

In addition to any other permission(s) that the applicant may have already obtained, e.g. planning permission, the applicant may need an Environmental Permit for Flood Risk Activities (formerly known as Flood Defence Consent prior to 06 April 2016) if the applicant wants to carry out work in, under, over or within 8m of the Main River and in the flood plain of a main river.

For further information please visit: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Should you have any further queries please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor



cc Montagu Evans LLP