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

Our ref: HA/2021/122868/01-L01
Your ref: BN/152/20/PL

Date: 28 January 2021

Dear Sir/Madam

1 NO END OF TERRACE TWO STOREY DWELLING (RESUBMISSION FOLLOWING BN/15/20/PL)

LAND ADJACENT TO 49 WARREN WAY BARNHAM PO22 0JX

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

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition,** in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk and we would object to the application.

Condition
The development shall be carried out in accordance with the submitted flood risk assessment (project ref QFRA 1655, dated 02/04/2020) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than those of neighbouring properties
- Flood resilient measures implemented as set out in section 6.1 of the flood risk assessment
- No sleeping accommodation shall be placed on the ground floor

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 lifetime of the development.

Reason(s)
In line with the Planning Practice Guidance of the National Planning Policy Framework

ARUN DISTRICT COUNCIL BN/152/20/PL

(NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants.

Advice to Local Planning Authority/Applicant

Environmental permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place on or within 8 metres of a main river.

The boundary of the proposed extension will have a distance of 1.6m from a main river (Barnham Rife) with previous objections relating to uncertainties of a Flood Risk Activity Permit (FRAP) being issued. This raised concerns relating to the stability of the bank due to insufficient details of foundations under the proposed extension being supplied. Previously submitted information relating to building foundations was accepted, therefore we are able to advise further on particular information we would need for the FRAP application:

- Accurate measurements of the foundation piling that show that piling shall reach a lower level than the river bed. We must be satisfied with the bank stability and that the extension will be adequately supported should undercutting of the bank occur
- Precise Drawings/ plans of where material will be stored to ensure no pollutants enter the river
- Photos of the site before works are carried out to ensure both the river and the bank have been returned to their previous state after works are completed

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03702 422 549.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood proofing
We strongly recommend the use of flood proofing 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.

Flood warning and emergency response
We do not normally comment on or approve the adequacy of flood emergency response 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 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 response 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 consult with your emergency planners and the emergency services to

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determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

[redacted]

cc Grove Design UK

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