

MR BEN MATTHEWS
49 Warren Way
Barnham
Bognor Regis
PO22 0JX

Our ref: HA/2019/121410/01-L01
Your ref: EG/16/19/HH
Date: 03 July 2019

Dear MR MATTHEWS

QUERY REGARDING INFORMATION REQUIRED -TWO STOREY EXTENSION

49 WARREN WAY BARNHAM PO22 0JX

Following submission of further information, emails dated 22 May & 28 June by Mr Matthews we have the following comments:

The proposed 2 storey extension falls within flood zone 3 (High Risk) fluvial flooding. Plans show that there will be no sleeping accommodation on the ground floor, therefore occupants will have safe refuge from flood risk. The FRA also states sufficient flood mitigation measures as set out within section 6, which include setting FFL no lower than existing and implementing flood resilient design measures.

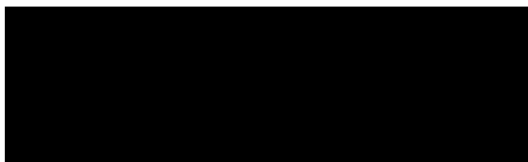
The boundary of the proposed extension will have a distance of 1.6m from a main river (Barnham Rife). Previous objections were due to uncertainties of a FRAP being issued as we had insufficient details of foundations, therefore raising concerns on the stability of the bank. However, the applicant has now submitted further details relating to building foundations, which has helped us in advising what we would need at the FRAP application stage.

Therefore we would have no objection to the application should it be submitted (without any changes from the previous scheme).

Should the application be resubmitted, with the new information and no changes to the design, we would suggest the following condition be placed on any permission:

The development shall be carried out in accordance with the submitted flood risk assessment (submitted 08/02/2019 by UK Flood Risk Consultants) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than existing floor levels within**



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- the property
- Flood resilient measures as set out in section 6.2 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

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

Environmental permit - advice to applicant

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 was due to concerns relating to the stability of the bank due to insufficient details of foundations under the proposed extension being supplied.

As we have now received more information relating to building foundations, we are able to advice 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 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 determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Please do not hesitate to contact me on the number below should you have any question.

Yours sincerely

Miss Suz Greenwood
Planning Advisor, Environment Agency

