

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 21 August 2019 10:56
To: Planning Scanning
Subject: FW: Environment Agency Response to: BN/47/19/PL
Attachments: PlanningProposal.rtf

[REDACTED] se

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED] Visit Arun's web site
at www.arun.gov.uk.  Save the environment - think before you print.

-----Original Message-----

[REDACTED] v.uk>
Sent: 21 August 2019 10:09
To: Planning.Responses [REDACTED]
Subject: Environment Agency Response to: BN/47/19/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
The Cottage Piggeries Church Lane Barnham PO22 0DB

LPA ref: BN/47/19/PL

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

To report this email as SPAM, please forward it to spam@forcepoint.com

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

Our ref: HA/2019/121536/01-L01
Your ref: BN/47/19/PL
Date: 21 August 2019

Dear Sir/Madam

PARTIAL DEMOLITION OF EXISTING STRUCTURES. NEW DWELLING (1.5 STOREY) WITH SEPARATE SINGLE STOREY DOUBLE GARAGE. EXISTING MOBILE HOME TO BE REPLACED WITH NEW, SMALLER MOBILE HOME

THE COTTAGE PIGGERIES CHURCH LANE BARNHAM PO22 0DB

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 National Planning Policy Framework's requirements if the following planning conditions are included.

The development shall be carried out in accordance with the submitted flood risk assessment (submitted July 2019 within the Design and Access Statement) and the following mitigation measures it details:

- Finished floor levels of the residential dwelling shall be set no lower than 4.500mAOD
- Flood resilient construction methods as set out in section 8 of the Design and Access Statement shall be fully incorporated for the dwelling

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

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



Cont/d..

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

Advice to applicant

The proposed garage is located in close proximity to the Barnham Rife. 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 (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

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.

Advice to LPA

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).

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

