

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

Our ref: HA/2019/121650/01-L01
Your ref: BN/52/19/HH
Date: 08 October 2019

Dear Sir/Madam,

GROUND AND FIRST FLOOR REAR EXTENSION AND ALTERATIONS.

BROOK COTTAGE LAKE LANE BARNHAM PO22 0AD

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 if the following planning conditions are included.

Condition

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

- **Finished floor levels within the proposed development shall be set no lower than existing levels AND,**
- **Flood proofing of the proposed development shall be incorporated where appropriate**

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 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**.

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

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

www.gov.uk/environment-agency

Cont/d..

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.

It appears from the site drawings that although this is a proposal for an extension of the property, that the footprint of the building in relation to the stream is actually reduced with the rear ground floor protrusion to the stream bank top being removed.

This being the case the applicant should ensure that during construction no materials are allowed to enter the watercourse and the retaining bank of the stream should be left as natural as possible, to provide a suitable buffer and wildlife corridor. Ideally this buffer should be left to naturally colonise, but if planting is required then only naturally occurring native species should be considered.

Flood warning and emergency response - advice to Local Planning Authority

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 queries on the above information.

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

