

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

Our ref: HA/2020/122028/02-L01
Your ref: BR/351/19/PL
Date: 26 March 2020

Dear Sir/Madam

LPA QUERY ERECTION OF 2 NO. LIVE-WORK UNITS; CHANGE OF USE OF EXISTING STUDENT ACCOMMODATION INCLUDING INTERNAL ALTERATIONS TO FORM 2 NO. DWELINGS, 2 NO. NEW WINDOWS, NEW STAIRCASE & REPLACEMENT OF ROOF ON OUTBUILDING; RECONFIGURATION OF EXISTING DWELLINGS, REPLACE EXISTING TIMBERS & ROOF JOISTS ON FIRST FLOOR; CHANGE OF USE FROM MEDICAL CENTRE/OFFICES TO 2 NO. FLATS & WORKSHOP. CREATION OF NEW PRIVATE GARDENS, SEPARATION OF THIS PART OF THE SITE FROM THE WIDER UNIVERSITY CAMPUS, CREATION OF A SHARED LANDSCAPED COURTYARD, CREATION OF AREAS FOR PARKING & STORAGE FOR BINS & CYCLES. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE UPPER BOGNOR ROAD & MEAD LANE CONSERVATION AREA

65 UPPER BOGNOR ROAD (CHARLOTTE HOUSE 71 & 71A UPPER BOGNOR ROAD, 67 & 69 UPPER BOGNOR ROAD BOGNOR REGIS PO21 1HR

Environment Agency position

Following an outline of the flood resilience measures by the applicant, including:

- Signing up to the EA Flood Warning Service
- Requirements for a Flood Emergency Plan (subject to approval by the local planning authority)
- The installation of temporary flood barriers in the event of flooding

We have no objections to the proposed development. As this site sits on the edge of the flood zones, we would recommend that there is safe evacuation and refuge in areas outside of flood zone 2 & 3 in the event of flooding.

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

www.gov.uk/environment-agency

Cont/d..

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance 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. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:
Department for Communities and Local Government: Preparing for floods
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

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 (PPG) 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 PPG.

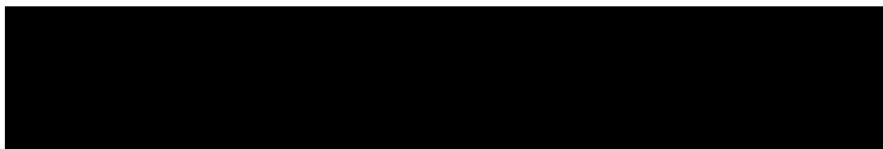
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



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