

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

Our ref: HA/2017/119246/01-L01
Your ref: BR/80/17/PL
Date: 11 April 2017

Dear Sir/Madam

**PROPOSED NEW DETACHED 1 NO. TWO BED BUNGALOW ON LAND SOUTH OF
HIGHCROFT CLOSE, BOGNOR.**

**NPA - LAND EAST OF PUMPING STATION HIGHCROFT CLOSE, BOGNOR REGIS,
WEST SUSSEX, PO22 8DS.**

Thank you for your consultation regarding the above which was received on 23 March 2017.

I can confirm the Environment Agency has no objection in principle to the proposal but would, however, wish the following to be taken into consideration:

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure as detailed in the Flood Risk Assessment (August 2016) submitted with this application is implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (August 2016) and the following mitigation measure detailed within the FRA:

- Finished floor levels are set no lower than 2.65m above Ordnance Datum (AOD)

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Reason: To reduce the risk of flooding to the proposed development and future users.

Informatives

Following a recent research programme into climate change and the consequent future effects on flood risk, the Environment Agency has updated its guidance on climate change allowances. The standard climate change allowance of adding 20% to peak river flows (as per previous guidance in the National Planning Policy Framework), has now changed to 45% for a development proposal of this size. It is possible that our current modelling has under estimated flood risk when taking climate change into consideration. Our advice on potential development on this site will take this issue into consideration.

For further guidance on how climate change could affect flood risk to new development please visit: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

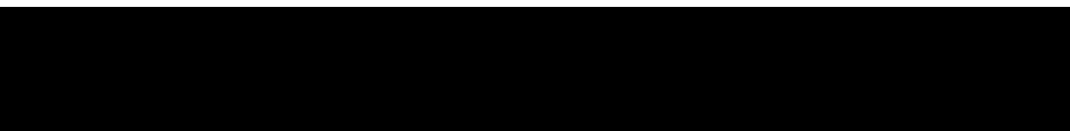
Consultation with your building control department is recommended when determining if flood proofing measures are effective.

We also recommend that the future residents sign up to the Environment Agency Flood Information Service to receive flood warnings for this area. More information can be found here <https://flood-warning-information.service.gov.uk/>

Should you have any queries please do not hesitate to contact me on the number below.

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor



cc K.E. HILTON & ASSOCIATES