

Arun District Council
Planning Policy
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2021/123018/01-L01
Your ref: CM/10/21/PL
Date: 23 March 2021

Dear Sir/Madam

CONSTRUCTION OF SITE PERIMETER BUNDING & ASSOCIATED PLANTING TO PROTECT AGAINST FLOODING, ASSOCIATED EXCAVATION OF A POND (RETROSPECTIVE) & CONSTRUCTION OF FLOOD DEFENSE GATES (RESUBMISSION FOLLOWING CM/25/20/PL)

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Thank you for consulting the Environment Agency on the above application.

Environment Agency Position

We have reviewed the application and have **no objection** to the proposal as submitted.

We advise that consideration should be given to the effects of climate change and sea level rise on the design of the proposed earth bunds and flood gates. Guidance can be found at guidance in '[Flood risk assessments: climate change allowances](#)'. Furthermore, the council's own drainage engineers should be satisfied with any surface water matter in relation to the proposal.

The installation and maintenance of the flood gates and earth bunds around the existing property will be the responsibility of the landowner, and a Flood Risk Activity Permit (FRAP) is not needed in this instance as the works will take place more than 16 metres from any flood defence in the area.

The access road is particularly vulnerable to flooding/erosion and would present a challenge to anyone needing to access the property in an emergency.

Advice to Local Planning Authority/Applicant

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

Environment Agency

Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

Customer services line: [REDACTED]

www.gov.uk/environment-agency

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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.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



cc Simply Planning Limited