

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

Our ref: HA/2019/121210/02-L01
Your ref: EP/180/18/PL
Date: 31 July 2019

Dear Sir/Madam

FRA - CHANGE OF USE OF BOAT STORE & SAIL LOFT (SUI GENERIS) TO A SINGLE RESIDENTIAL DWELLING (C3 - DWELLINGHOUSE) & PART CHANGE OF USE OF FORMER DINGHY PEN TO CARAVAN SITE (SUI GENERIS)

BUILDING WEST OF 131 SEA ROAD EAST PRESTON BN16 1PD

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 and plans (ref: Flood Risk Assessment- Proposed Development at 131A Sea Road, East Preston- The Civil Engineering Practice) and the following mitigation measures it details:

- **Where viable and appropriate the retrofitting of flood resistance and reliance measures to the development are to be implemented by the owner of the dwelling**
- **Ground Floor Finished levels of the dwelling are set at 5.67m AOD**

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.

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

Confidential

Reason(s)

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

Advice to LPA/Applicant

We strongly recommend the use of flood proofing 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 Local Planning Authority's Building Control department. In the meantime, to find out more about reducing flood damage, you can visit the gov.uk webpages of the Planning Practice Guidance to the NPPF for Flood Risk and Coastal Change.

The following document may also be useful –

Improving the flood performance of new buildings: improving the flood resilience of new buildings:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Our recommendation would be that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

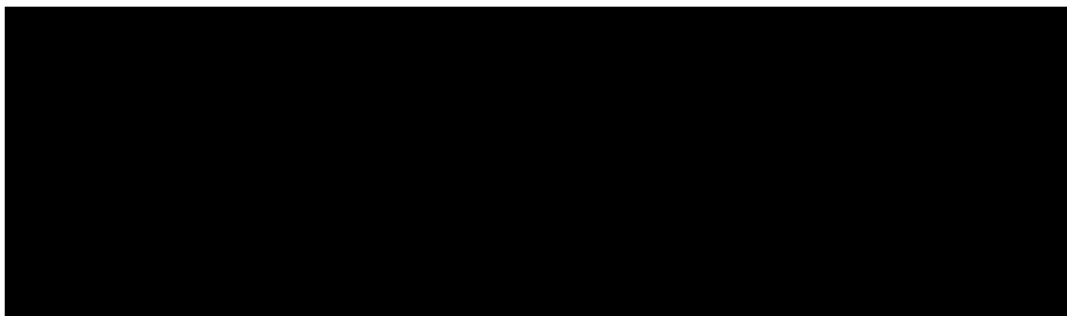
We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance to the NPPF 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.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



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

From: [REDACTED]
Sent: 31 July 2019 10:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Environment Agency Response to: EP/180/18/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Building West of 131 Sea Road East Preston BN16 1PD

LPA ref: EP/180/18/PL

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