

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

Our ref: HA/2018/120762/02-L01
Your ref: FG/159/18/PL
Date: 23 October 2018

Dear Sir or Madam,

TWO-STOREY EXTENSION TO THE EXISTING CAFE IN ORDER TO PROVIDE INCREASED INTERNAL SEATING, MULTI-PURPOSE SPACE, WITH IMPROVED SERVICE & FOOD PREPARATION AREA, DISABLED ACCESS & BIKE STORAGE.

THE BLUEBIRD CAFÉ, SOUTH DRIVE, FERRING, BN12 5QU.

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

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework (NPPF) if the following measure(s) as detailed in the Flood Risk Assessment (August 2018) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

We request that the following condition(s) be attached to any planning permission granted, and that the details in relation to these condition(s) be submitted and approved by the Local Planning Authority.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (August 2018) and the following mitigation measures detailed within the FRA:

- **Finished floor levels are set no lower than 4.61 metres above Ordnance Datum (AOD).**

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied

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

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within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Advice to Applicant

Flood warning and evacuation

We recommend that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan. Further details can be found on the gov.uk website - <https://www.gov.uk/sign-up-for-flood-warnings>.

Please note that it is not our role to assess any details on flood evacuation or emergency plans, 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.

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.

The Planning Practice Guidance (PPG) to the NPPF states that Local Planning Authorities should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (PPG Ref ID: 7-057-20140306).

Therefore, we recommend seeking comments from your Local Authority emergency planners.

Flood Mitigation Measures

We recommend that consideration be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation 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.

More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Flood Risk Activity Permit

A Flood Risk Activity Permit will be needed for any activity within 16 metres of the base of a sea defence which is likely to:

- i. endanger the stability of, cause damage to or reduce the effectiveness of that sea defence; or
- ii. interfere with the regulator's access to or along that sea defence.

For more information please visit - <https://www.gov.uk/guidance/flood-risk-activities->

environmental permits.

Environment Agency Access to Ferring Rife Trash Screen

It must be ensured that during and after the works, access to the Ferring Rife Trash Screen is available at all times for the Environment Agency to undertake routine or emergency maintenance/repairs.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

