



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

Our ref: HA/2011/112354/01-L01
Your ref: FP/177/11/
Date: 21 November 2011

Dear Sir/Madam

**DEMOLITION OF EXISTING DWELLING TO BE REPLACED BY 3/4 STOREY
DETACHED TOWN HOUSE. AMENDMENT FOLLOWING FP/49/09/
GULL POINT (FORMERLY SEA GIRT) OUTRAM ROAD FELPHAM
WEST SUSSEX PO22 3AN**

Thank you for consulting the Environment Agency on the above planning application. It should be noted that we have spoken with the clients personnel on site, and it would appear that some aspects of the design have been amended since the earlier submission of the previous Flood Risk Assessment (FRA).

It is possible the request for condition 2 is now not required. Discussions with on site personnel suggest that flood barriers and gates will now not occur. If this is the case this condition should be disregarded.

I can confirm we have **no objection** in principle to the application as submitted, but would however, wish the following conditions to be added to any grant of planning permission. Without these conditions, we would consider the proposal unacceptable and object.

Flood Risk

Environment Agency position

The proposed development will only be acceptable if the following measure(s) as detailed on drawing number 004/A submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Environment Agency
Wessex Business Park (Colvedene Court) Wessex Way, Colden Common, Winchester, SO21 1WP.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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Condition (1)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) July 2008 and the following mitigation measures detailed within the FRA: and drawing number 004/A

Finished floor levels of habitable rooms are set no lower than 6.5 m above Ordnance Datum (AOD)

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with Planning Policy Statement 25 (PPS25).

Environment Agency position

The proposed development will only be acceptable if the following planning condition is imposed:

Condition (2)

The development hereby permitted shall not be commenced until such time details of the flood barriers and gates (as referred to at 6.19 and 6.20 of the submitted FRA) has been submitted to, and approved in writing by, the local planning authority.

Reason

To address the risk of flooding to the proposed development and future occupants in accordance with Paragraph 8 of PPS25.

Advice to LPA

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation 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.

Planning Policy Statement 25 and the associated Practice Guide (paragraphs 7.23 to 7.31) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions

Informative:

The proposal to remove the concrete steps and infill the openings within the raised concrete sea defence needs to have formal approval from us under Environment Agency byelaws. This aspect will need careful consideration by the applicant to ensure it will be undertaken sympathetically to its surroundings.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours faithfully

AH Jackson
Development & Flood Risk
On behalf of Planning Liaison

Direct dial – 01903 70 3810

Direct e-mail - planning.southdowns@environment-agency.gov.uk