

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

Our ref: HA/2017/119147/02-L01
Your ref: FP/21/17/PL

Date: 11 April 2017

Dear Sir/Madam

[FRA SUBMITTED] 1 NO. DWELLING WITH DETACHED GARAGE TO FRONT.

31 RIFE WAY, FELPHAM, PO22 7BN.

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

According to the Environment Agency maps and records the site is shown to be within a Flood Zone 3 (high risk) tidal and fluvial flood risk area.

On the basis that historically the site was occupied by a previous dwelling, and the new dwelling will result in a betterment, based on the resubmitted Flood Risk Assessment (FRA) we recommend that the following condition of planning be imposed.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Robert Clark Associates Flood Risk Assessment submitted with this application are 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) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 2.3m above Ordnance Datum (AOD).
2. The mitigation measures 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.

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

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

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We would recommend that the flood resilience measures suggested in the FRA (7.5) are implemented along with registering with the Environment Agency's Flood Warning Service. This enables the occupants to take appropriate advance action either by evacuating the site or taking safe refuge on the upper floors.

Informative

Any works in under or over the Aldingbourne Rife a classified main river or within 8metres from the watercourse bank edges, an Environment Permit (EPR) [formerly Flood Defence Consent] will need to be applied for. Further information on this can be obtained by contacting psowestsussex@environment-agency.gov.uk

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

Yours faithfully

Mrs Charlotte Lines
Senior Planning Advisor



cc Mr Paul Taylor