

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

Our ref: HA/2019/121164/01-L01
Your ref: FP/249/18/PL
Date: 13 March 2019

Dear Sir/Madam

REPLACEMENT OF EXISTING BUNGALOW WITH 1 NO. CHALET BUNGALOW (TO APPROVED DESIGN FP/259/17/HH).

22 NORTH WAY, FELPHAM, PO22 7BT

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

We have no objection to the proposal as submitted following the inclusion of the below conditions:

The development shall be carried out in accordance with the submitted flood risk assessment (ref. FP/249/18/PL Dated Nov 2018, previously approved FP/259/17/HH) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 2.66 m above Ordnance Datum (AOD)**

Reason:

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

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Advice to Local Planning Authority

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



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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 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 Planning Practice Guidance (PPG).

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

