

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

Our ref: HA/2009/106612/01-L01
Your ref: FP/49/09
Date: 20 April 2009

Dear Mrs Leeson,

REFURBISHMENT OF SEA BANK AND SEA LODGE INCLUDING REVISED FRONT AND SIDE ELEVATIONS. DEMOLITION OF SEA GRIT AND THE CONSTRUCTION OF A NEW 3/4 STOREY DETACHED HOUSE.

SEA LODGE, SEA BANK & SEA GRIT OUTRAM ROAD FELPHAM

Thank you for your letter dated **7th April 2009** requesting information on the above. 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 in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

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:

Finished floor levels of habitable rooms are set no lower than 6.5 m above Ordnance Datum (AOD), as stated in part 4 of the design & access statement.

Reason

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

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.

Environment Agency position

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

Condition (3)

The development hereby permitted shall not be commenced until such time as a scheme to implement an emergency evacuation plan during flood events 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.

Environment Agency Position

The proposed development will only be acceptable if a planning condition is imposed requiring the following drainage details.

Condition (4)

Development shall not begin until a surface water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason

To prevent the increased risk of flooding and to improve and protect water quality in accordance with Planning Policy Statements 23 and 25.

Contaminated Land

The historic landfill was filled with inert waste that is not likely to pose a risk to the development.

The Environment Agency considers that the controlled waters at this site are of low environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

It is recommended that the requirements of "PPS23: Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination" are followed. This

means that all risks from contamination (to human health, buildings and other property, the natural and historic environment) need to be identified so that appropriate action can be taken to address these risks.

Although we have decided not to provide detailed comments or advice on this site, we encourage good practice on the assessment and remediation of contaminated sites. We recommend that you:

- Apply the risk-based framework set out in the Model Procedures for the Management of Land Contamination (CLR 11) and follow the guidance in that document so that you can make the best decisions for your site.
- Refer to the Environment Agency guidance on requirements for land contamination reports.
- Use BS 10175 2001, *Investigation of potentially contaminated sites – Code of Practice* as a guide to undertaking the desk study and site investigation scheme.
- Use MCERTS accredited methods for testing contaminated soils at the site.
- Consult our website at www.environment-agency.gov.uk for further information

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 sincerely,

Miss Kate Attrill

Senior Area Planning Liaison Officer

Direct dial 01903 703918

Direct e-mail kate.attrill@environment-agency.gov.uk

www.environment-agency.gov.uk

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