

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

Our ref: HA/2021/123101/01-L01
Your ref: LU/100/21/PL
Date: 19 May 2021

Dear Sir/Madam

CHANGE OF USE FROM OFFICE TO C3 RESIDENTIAL

FELIX DANCEWEAR 39 BEACH ROAD LITTLEHAMPTON BN17 5JA

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

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk and we would object to the application.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 06/05/21 and the following mitigation measures detailed within the FRA:

- There should be no habitable rooms on the ground floor.

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

In line with the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change. To reduce the risk of flooding to the proposed development and future occupants.

Should you have any further queries please do not hesitate to contact me.

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

Cont/d..

Yours faithfully

Miss Hannah Brothwell
Sustainable Places Advisor



cc Gemini Drawings Ltd