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From: [REDACTED]

Sent: 17 July 2017 13:58

To: Planning.Responses

Subject: Environment Agency Response to: LU/124/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
85, South Terrace, LITTLEHAMPTON, West Sussex

LPA ref: LU/124/17/PL

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

Our ref: HA/2017/119569/01-L01
Your ref: LU/124/17/PL
Date: 17 July 2017

Dear Sir/Madam

DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ERECTION OF 1.5 STOREY MONO PITCHED EXTENSION TO PROVIDE ENLARGED OWNERS ACCOMMODATION.

85 SOUTH TERRACE, LITTLEHAMPTON, WEST SUSSEX, BN17 5LJ.

Thank you for consulting the Environment Agency on the above application received on 28 June 2017. Having reviewed the information submitted we have the following comments to make;

Environment Agency Position

The Environment Agency has **no objection** to this application.

The proposed development falls within Flood Zone 3 as defined in table 1 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and is therefore at risk of flooding. The proposals submitted however indicate that there are already 3 existing bedrooms within the existing basement/lower ground floor. The proposed modifications will not result in an overall increase and in fact the bedrooms on the ground floor will be reduced from 2 to 1 therefore slightly reducing the risk.

Advice to Local Planning Authority/Applicant

It should be noted that the Flood Risk Assessment (FRA) submitted with this application has been based on a defended scenario and not that of an undefended scenario, therefore residual risk from defence overtopping or failure should be borne in mind. With this in mind we would recommend that a Flood Plan is produced so as occupants know what actions to take in a severe flood situation. This should be agreed in consultation with emergency planners at the Local Authority.

Enrolment with the Environment Agency's Flood Warning Service is also recommended.

Yours faithfully

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

Cont/d..

Mrs Laura Lax
Senior Planning Advisor

