

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

**Our ref:** HA/2018/120664/01-L01  
**Your ref:** LU/182/18/PL  
**Date:** 29 August 2018

Dear Sir or Madam,

**DEMOLITION OF THE EXISTING BUILDINGS & ERECTION OF 2 NO. NEW BUILDINGS INCORPORATING COMMERCIAL (A1) AT GROUND FLOOR WITH 4 NO. RESIDENTIAL UNITS ABOVE.**

**46A & 46B PIER ROAD, LITTLEHAMPTON, BN17 5LW.**

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

We have reviewed the information as submitted and set out our position and comments below.

**Environment Agency Position**

The proposed development will only meet the requirements of the National Planning Policy Framework ("NPPF") if the following measure as detailed in the Flood Risk Assessment ("FRA") submitted with this application is implemented and secured by way of a planning condition on any planning permission.

The Environment Agency requests that the following condition be attached to any planning permission granted, and that the details in relation to these condition be submitted and approved by the Local Planning Authority.

**Condition**

The development permitted by this planning permission shall only be carried out in accordance with the approved FRA and the following mitigation measures detailed within the FRA:

- Finished floor levels for habitable room are set no lower than 5.23 metres above Ordnance Datum (AOD).

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.

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

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## Reason

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

The condition is in line with the Planning Practice Guidance ("PPG") to the NPPF for Flood Risk and Coastal Change.

## **Advice to Applicant**

### Flood warning and evacuation

We recommend that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

Please note that it is not our role to assess any details on flood evacuation or emergency plans, 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.

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.

The PPG states that Local Planning Authorities should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (PPG Ref ID: 7-057-20140306).

Therefore, we recommend seeking comments from your Local Authority emergency planners.

### Flood mitigation measures

We recommend that consideration be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings: flood resilient construction' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

**Miss Suz Greenwood**  
**Planning Advisor, Environment Agency**



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