

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

**Our ref:** HA/2017/119616/01-L01  
**Your ref:** LU/197/17/PL  
**Date:** 03 August 2017

Dear Sir/Madam

**CHANGE OF USE OF EXISTING LEISURE USE OF UPPER GROUND FLOOR TO FORM 3 NO. FLATS, EXTENSION OF FIRST FLOOR TO FORM 2 NO. FLATS & CREATION OF 1 NO. FLAT IN ROOF SPACE (RESUBMISSION FOLLOWING LU/395/14/PL & LU/84/16/PL)**

**90-91 SOUTH TERRACE, LITTLEHAMPTON, WEST SUSSEX, BN17 5LJ.**

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

The Environment Agency would reiterate it's previous comments with regards matters relating to potential flood risk, as the site is shown to be within a Flood Zone 3 tidal flood area (high risk).

#### **Environment Agency position**

The proposed development will only meet the requirements of the National Planning Policy Framework 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.

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

- 1. Finished floor levels are set no lower than 5.0m above Ordnance Datum (AOD).***

**The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied**

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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**within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.**

**Reason**

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

**Informative**

In addition to our previous comments we recommend that the applicant registers with our Flood Warning, which should form part of a Flood Plan. Future occupants should be aware as to what actions to take in a severe flood risk scenario. This measure was identified in the previous planning application LU/84/16/PL, Flood Risk Assessment, but has not been included in this revised application.

Yours faithfully

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

