

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

Our ref: HA/2018/120590/01-L01
Your ref: LU/197/18/PL
Date: 13 August 2018

Dear Sir or Madam,

RETENTION OF 1 NO. DWELLING & USE OF EXISTING KITCHEN FOR COMMERCIAL USE.

45 PIER ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LW.

Thank you for the consultation on the above application.

We have reviewed the information as submitted and have the following comments.

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 (October 2017) produced by Unda submitted with this application are 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.

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment ("FRA") (October 2017, reference 87461-220917 Presgrave-PierRd) produced by Unda Consulting Limited and the following mitigation measures detailed within the FRA:

- **Provision of flood mitigation measures as listed in the 'Physical Design Measures' section of the FRA.**

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: [REDACTED]
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

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

Advice

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 Planning Policy Guidance (“**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).

We therefore recommend seeking comments from your Local Authority emergency planners.

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

