

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

Our ref: HA/2020/122449/01-L01
Your ref: LU/202/20/PD
Date: 17 August 2020

Dear Sir/Madam

NOTIFICATION FOR PRIOR APPROVAL UNDER CLASS O FOR CHANGE OF USE OF PART OF THE BUILDING FROM A USE FALLING WITHIN CLASS B1(A)(OFFICES), TO A USE FALLING WITHIN CLASS C3 (DWELLINGHOUSES) - CONVERSION OF EXISTING OFFICE TO 2 NO. SELF CONTAINED UNITS. GRATWICKE HOUSE 10 EAST STREET LITTLEHAMPTON BN17 6AW

Thank you for 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 National Planning Policy Framework's requirements if the following planning condition is included. Without this condition we would object to this proposal due to flood risk.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (submitted May 2020 by ARK Ltd) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing
- Flood resilience measures shall be implemented as set out in section 10.3 of the flood risk assessment, with special importance for the 600mm high floodgates

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

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Cont/d..

To reduce the risk of flooding to the proposed development and future occupants, especially to those with bedrooms on the ground floor.

Advice to LPA

Flood Warning and Emergency Response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, 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.

The planning practice guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

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. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

