

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

Our ref: HA/2020/122503/01-L01
Your ref: LU/205/20/PL
Date: 07 September 2020

Dear Sir/Madam

CHANGE OF USE OF GROUND FLOOR FROM CAFE (A3 FOOD & DRINK) TO DWELLING (C3 DWELLING HOUSE) (EXTENSION OF FIRST FLOOR FLAT). THIS APPLICATION IS IN CIL ZONE 4 (ZERO RATED) AS FLAT. SEAGULL HOUSE, GROUND FLOOR PREMISES 45 PIER ROAD LITTLEHAMPTON BN17 5LW

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

Based on the Environment Agency indicative flood maps and records, the site location is shown to be within a Flood Zone 3 (high risk). Whilst we would not normally support sleeping accommodation at ground floor level, on the basis that the proposal is reverting back to its original layout, we request that the following **condition** be attached to any planning permission granted.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (October 2017) produced by Unda 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 within the scheme, or within any other period as may subsequently be agreed, in writing, by

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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the local planning authority.

Reason

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

Advice to Applicant/LPA

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 rs is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

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

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

