

Arun District Council
Planning Policy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2021/123393/01-L01
Your ref: LU/212/21/PL
Date: 03 August 2021

Dear Sir/Madam

**CHANGE OF USE FROM A3 RESTAURANT / A4 DRINKING ESTABLISHMENT TO
C3 DWELLING HOUSES (5 NO. 1-BED FLATS & 1 NO. 2-BED FLAT). 3-4
SELBORNE PLACE SELBORNE ROAD LITTLEHAMPTON BN17 5NH**

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

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

Environment Agency Position

The submitted Flood Risk Assessment notes that the Finished Floor Levels of the property stands at 3.7mAOD, whereas 2115 undefended flood levels reach 4.96mAOD even without the addition of climate change updates.

However, the applicant has guaranteed access for residents to the first floor, which has a floor height of 6.45m, above that of the 1:200 H (2125) undefended level. They will also require residents to sign up for flood warnings, and have also provided an evacuation plan. They have also stated that additional flood resilience measures will be added to the property.

Therefore on this basis, we have **no objection** to the proposed development as submitted.

Advice to Applicant

Flood Resistance and Resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

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

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To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:

Flood resilient construction of new buildings:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Use of Climate Change Allowances

Flood risk data requests will be based on existing EA hydraulic models for existing 1% and 0.5% annual probability events with an allowance for climate change. Note as climate change allowances are updated we update our models but this work is not done immediately for all locations.

You should refer to 'Flood risk assessments: climate change allowances' to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

Signing up for Flood Warnings

The applicant/occupants should phone Floodline on [REDACTED] to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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

[REDACTED]

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2