

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

Our ref: HA/2020/122485/01-L01
Your ref: LU/214/20/PL
Date: 26 August 2020

Dear Sir/Madam

DEMOLITION OF EXISTING BUILDINGS & REDEVELOPMENT COMPRISING RESIDENTIAL UNITS (CLASS C3) & FLEXIBLE COMMERCIAL FLOORSPEACE (CLASS A1, A2, A3 AND/OR D1) TOGETHER WITH THE PROVISION OF CAR & CYCLE PARKING, LANDSCAPING & ASSOCIATED WORKS (RESUBMISSION FOLLOWING LU/3/19/PL). EMPTY SUPERMARKET PREMISES AVON ROAD LITTLEHAMPTON BN17 6AT

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.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (August 2020, Waterman) and the following mitigation measures it details:

- Finished floor levels for the residential part of the development shall be set no lower than 5.2m above Ordnance Datum (AOD).
- Finished floor levels for the commercial part of the development shall be set no lower than 3.0m above Ordnance Datum (AOD).

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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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

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

Over its lifetime, the commercial part of the development could experience depths of flooding between 0.74mAOD and 1.94mAOD.

Advice to LPA/applicant

Flood Proofing

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

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:

Department for Communities and Local Government: Preparing for floods
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

Department for Communities and Local Government: Improving the flood performance of new buildings:
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Advice to LPA

We do not normally comment on or approve the adequacy of flood emergency rs 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 rs 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

