

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

Our ref: HA/2018/120665/01-L01
Your ref: LU/220/18/PL
Date: 05 September 2018

Dear Sir or Madam,

ALTERATIONS & CHANGE OF USE TO EXISTING BANK (A2 FINANCIAL & PROFESSIONAL SERVICES) TO MIXED USE TO RETAIL (A1 SHOPS), OFFICE (B1 BUSINESS), 3 NO. RESIDENTIAL DWELLINGS (C3 DWELLING HOUSE) & DORMER AT SECOND FLOOR LEVEL.

70 HIGH STREET, LITTLEHAMPTON, BN17 5DY.

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

We have **no objection** to the proposal as submitted.

We note that the flood risk information contained in the Design Statement is not sufficient for a Flood Risk Assessment (FRA), and that a suitable FRA should have been provided in accordance with paragraph 163 of the National Planning Policy Framework (NPPF). However, considering this is a change of use, and the majority of the residential dwellings are proposed on the first floor and above so that no sleeping accommodation will be located on the ground floor with safe refuge available at first floor (in accordance with drawing no. 080418/TP01C), we see no reason to object to the proposal.

Advice to Applicant and Local Planning Authority

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. Further information can be found on the gov.uk website here - <https://www.gov.uk/sign-up-for-flood-warnings>

Environment Agency
Canal Walk, Romsey, Hampshire, SO51 7LP.

www.gov.uk/environment-agency

Cont/d..

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 to the NPPF for Flood Risk and Coastal Change 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.

Flood mitigation measures

We recommend that consideration be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

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

Yours faithfully,

Miss Suz Greenwood
Planning Advisor, Environment Agency

