

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

Our ref: HA/2020/122604/03-L01
Your ref: LU/247/20/PL
Date: 24 November 2020

Dear Sir/Madam,

FRA SUBMITTED - PARTIAL DEMOLITION OF EXISTING BUILDING, RETENTION OF BOUNDARY WALL & STREET FACADE, PARTIAL DEMOLITION OF BOUNDARY WALL TO INCORPORATE NEW PEDESTRIAN GATEWAY & GATE, ERECTION OF 6 NO. FLATS IN 2 BLOCKS CONNECTED BY SHARED STAIR & LIFT CORE, ON SITE PARKING YARD FOR 8 NO. CARS & 8 NO. CYCLES & SPACE FOR COMMUNAL REFUSE & RECYCLING BINS. THIS APPLICATION AFFECTS THE CHARACTER & APPEARANCE OF THE LITTLEHAMPTON RIVER ROAD CONSERVATION AREA & IS IN CIL ZONE 4 AND IS CIL LIABLE

57 RIVER ROAD LITTLEHAMPTON BN17 5DD

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 development shall be carried out in accordance with the submitted flood risk assessment (dated November 2020) and the following mitigation measures it details.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA.

- **The Ground Floor Finished Floor level of the development must be set no lower than 5.17mAOD**

These mitigation measures shall be fully implemented prior to occupation.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To ensure the safety of the development and future occupants.

The proposed development is located within tidal flood zone 3 and is considered to have a high probability of flooding (0.5%, 1 in 200) from the sea in any year. The current

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

[Redacted Signature]

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1 in 200 year tide level is identified as 3.80mAOD, rising to 4.87mAOD by 2115, when considering the effects of climate change and sea level rise. The road levels are identified as 3.40mAOD. Therefore safe access to and from the building will not be possible in case of a flooding. As a result, emergency services will not be able to operate and the safety occupants will be reliant on safe refuge within the building or prior to evacuation.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Mitigation

To reduce risk of internal flooding, the mitigation measures outlined in the Flood Risk Assessment are recommended to be implemented in order for the building to be considered safe from a flood risk perspective.

Providing all the finished floor levels are set no lower than 5.17mAOD, the development is likely to remain free of inundation over its lifetime. Safe refuge is available within the building. The LPA should be satisfied that the building can remain structurally sound given the potential flood depths (1.47m) possible at the site.

A site specific flood warning and evacuation plan has to be implemented for the development to be considered safe from a flood risk perspective.

Advice to the Local Planning Authority and Applicant

Flood warning and emergency response

If flooding does occur, safe access and egress may not be available, therefore we recommend that a site specific flood warning and evacuation plan is produced for the site, and the occupiers enrol on the Environment Agency's Floodline Warnings Direct service to receive information on flood warnings.

Flood risk activity permit

The proposal may require a Flood Risk Activity Permit (FRAP) from us under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures on or within 16 metres of a tidal main river.

A FRAP is in addition to and a separate process from obtaining a marine licence.

For further guidance about FRAPs, please visit - <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

In some cases, we may be able to disapply the need for a FRAP where suitable conditions are included in any marine licence granted. To enquire about the FRAP process and potential disapplication, please contact our Partnership and Strategic Overview team by emailing [REDACTED]

The applicant should not assume that a permit will automatically be forthcoming once a marine licence has been granted, and we advise them to consult with us at the earliest opportunity.

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

