

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

Our ref: HA/2014/116244/01-L01
Your ref: LU/277/14/PL
Date: 20 October 2014

Dear Anita

**CHANGE OF USE FROM HAIRDRESSER (A1 SHOPS) TO COCKTAIL BAR (A4 DRINKING ESTABLISHMENTS)
TWIST OF LIME 38 SURREY STREET LITTLEHAMPTON BN17 5BH**

Thank you for consulting the Environment Agency on the above planning application which is located in Flood Zone 3 defined by the NPPF as having a high probability of flooding. The proposed change of use will result in an increase from less to more vulnerable according to Table 2 of the National Planning Practice Guidance.

Environment Agency Position

I can confirm we have no flood risk objections to the proposed change of use from shop to drinking establishment. However, we recommend you consult with your Emergency Planners on the acceptability of potential internal flooding across the lifetime of the development. We also strongly recommend that the owner/occupant signs up to the Environment Agency Floodline Warnings Direct service.

The 2013 updated Arun to Adur Coastal Model gives an estimated present day 0.5% (1in200yr) undefended tidal flood depth immediately outside the premises of approx. 200mm. The presence of the 2 steps at the threshold of the premises would mean internal flooding is unlikely. However the estimated 1in200yr depth factoring in sea level rise until 2070 is between 700 and 800mm. This is likely to cause internal flooding.

If you have any queries or require further information please contact me.

Yours sincerely

**Catherine Hutchins
Sustainable Places Planning Advisor
Environment Agency**



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