

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

Our ref: HA/2009/108573/01-L01

Your ref: LU/284/09

Date: 15 December 2009

Dear Mr Cleveland,

**CONVERSION OF GROUND FLOOR SHOP PREMISES AND FIRST
FLOOR FLAT OVER INTO SELF CONTAINED TERRACE TOWN HOUSE**

12 BAYFORD ROAD LITTLEHAMPTON

Thank you for your consultation request regarding the application above. We have **no objection** to this development.

The submitted drawings show that there are existing habitable rooms at present on the ground floor of this property. Therefore we do not consider that there is a significant increase in vulnerability (in line with table D2 of PPS 25) and do not wish to object to this proposal on flood risk grounds.

We would however, recommend that the applicant give careful consideration to incorporating flood proofing and resilience measures to protect the property from the effects of flooding. Paragraph 8 of PPS25 states that Local Planning Authorities in determining planning applications should: *ensure that all new development in flood risk areas is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed.*

Although we would recommend imposing a condition to ensure flood proofing measures are incorporated, we would not expect to discharge such conditions, and would instead recommend consulting your Emergency Planner.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely,

Miss Kate Attrill
Senior Area Planning Liaison Officer

Direct dial 01903 703918

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www.environment-agency.gov.uk