

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 25 October 2017 09:12
To: Planning Scanning
Subject: FW: Environment Agency Response to: LU/307/17/PL
Attachments: PlanningProposal.rtf

Please upload as consultation response
Thanks

-----Original Message-----

From: [REDACTED]
Sent: 24 October 2017 13:32
To: Planning.Responses
Subject: Environment Agency Response to: LU/307/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
npa - Promenade Shelter, Sea Road, Littlehampton, West Sussex

LPA ref: LU/307/17/PL

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

To report this email as SPAM, please forward it to spam@forcepoint.com

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

Our ref: HA/2017/119828/01-L01
Your ref: LU/307/17/PL
Date: 24 October 2017

Dear Sir/Madam

DEMOLITION OF PROMENADE SHELTER & CONSTRUCTION OF CAFE & KITE SURFING SCHOOL WITH ROOF TERRACE & ASSOCIATED WORKS

NPA - PROMENADE SHELTER SEA ROAD, LITTLEHAMPTON, WEST SUSSEX, BN16 2NA.

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

The Environment Agency **object** to the application on the grounds that insufficient information has been provided within the Flood Risk Assessment (FRA) (September 2017).

To overcome the objection the applicant/agent needs to provide the finished floor level of the proposed building. The finished floor level needs to be above the 1 in 200 year tidal flood risk level plus an allowance for climate change of 4.49m AOD.

Advice to Local Planning Authority

Additionally no details have been provided as to what actions occupants need to undertake in the event of a severe flood warning. Therefore a flood plan should be produced.

Please note that it is not our role to assess any details on flood evacuation or emergency plans. 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.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

The PPG states that LPAs 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.

Advice to Applicant

If the Applicant would like any further detailed advice we would be happy to provide this subject to a charge.

As part of this service you would have a dedicated project manager to coordinate the advice from different teams within the Environment Agency. It would also include bespoke technical and planning advice if you request this. This will allow you to have greater clarity about the assessments you need to accompany your planning application and certainty about whether the development is acceptable to us before you resubmit.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

[REDACTED]

Direct fax

[REDACTED]