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From: A [REDACTED]

Sent: 07 February 2019 10:54

To: Planning.Responses

Subject: Environment Agency Response to: LU/310/18/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
1 Arcade Road, Littlehampton, BN17 5AP

LPA ref: LU/310/18/PL

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

Our ref: HA/2019/121051/01-L01
Your ref: LU/310/18/PL
Date: 07 February 2019

Dear Sir or Madam,

Addition of first floor to form self-contained flat, change of use of existing leisure use (D2 assembly & leisure) to office use (a2 financial & professional services) & external alterations.

1 Arcade Road, Littlehampton, BN17 5AP.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency Position

We have reviewed the application and have **no objection** to the development as submitted.

The proposed development is located in tidal Flood Zone 3 (High Risk) according to our Flood Map for Planning (Rivers and the Sea). In this instance, although the Flood Risk Assessment (October 2018) submitted with this application does not comply with the requirements set out in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change, we are taking a pragmatic view considering that habitable rooms will be located at first floor only and this will be above 4.94m AOD (0.5% AEP plus climate change), which is the design level plus an allowance for climate change. We consider this to be a sufficient measure to mitigate the tidal flood risk. Please note that whilst we are taking a pragmatic view, this is related to this particular application only and does not set a precedent for any future applications of a similar nature.

We strongly recommend that in the future the developer follows the Planning Practice Guidance to the NPPF for Flood Risk and Coastal Change when completing a Flood Risk Assessment. Further guidance can be found on the gov.uk website -

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk->

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



Cont/d..

Advice to the Local Planning Authority and Applicant

Flood Proofing

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your Local Planning Authority's Building Control Department.

You can find out more about reducing flood damage by visiting the Planning Practice Guidance to the NPPF for Flood Risk and Coastal Change –

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

The following document may also be useful -

Department for Communities and Local Government: Improving the flood performance of new buildings -

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Flood Warning and Emergency Response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, 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.

The Planning Practice Guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

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. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,

Miss Suz Greenwood
Sustainable Places Advisor, Environment Agency

