

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

Our ref: HA/2020/122797/01-L01
Your ref: LU/315/20/PL
Date: 23 December 2020

Dear Sir/Madam

**SUBDIVISION OF CURRENT A1 UNIT INTO TWO WITH REPLACEMENT SHOP FRONT.
THIS APPLICATION IS ZERO RATED AS OTHER DEVELOPMENT.**

47 PIER ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LW.

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

Environment Agency Position

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

Advice to Local Planning Authority/Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance 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 building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:

Flood resilient construction 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 (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to

Environment Agency

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

Customer services line: [REDACTED]

www.gov.uk/environment-agency

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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 PPG.

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

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor



cc NJA Town Planning Ltd