



More Vulnerable development up to 1ha in size (excludes non-residential extension with a footprint of less than 250sq. metres or a domestic extension) in Flood Zone 2

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

The guidance on this sheet concerning Flood Risk Assessment requirements should also be applied to applications for Change Of Use within this category. Note the Sequential Test does not apply to Change of Use applications. This advice is not applicable to development proposals for landfill/waste facilities & holiday/shortlet caravans in this Flood Zone.

Sequential Test requirements

The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. Details of the sequential test are set out in paragraph 101 of the NPPF.

FRA requirements

Planning applications must be accompanied by a Flood Risk Assessment (FRA). We recommend the FRA meets the requirements set out in the table below. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in the NPPF in paragraphs 103 and 104 and footnote 20.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission. The standing advice help pages¹ provide guidance to help the applicant through this process. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

Site address & development description:	13 FITZALLEN ROAD, LITTLEHAMPTON BN15 5JR CHANGE OF USE OF RESIDENTIAL INSTITUTION (CLASS C2) TO FORM :- 3 NO 2 BEDROOM FLATS (CLASS C3)
Print Name:	M J J TANNER
Signature:	
Date:	28/7/2014

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¹The help pages are available to see on the Environment Agency website www.environment-agency.gov.uk on the flood risk standing advice pages.



More vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites used for holiday or short-let caravans and camping, or landfill and waste management sites. For these proposals please refer to FRA Guidance note 3).

Flood risk to building/occupants. Information to be provided by the applicant as part of the Flood Risk Assessment	Applicant to provide level information in the boxes below	Criteria to be used by LPA in assessing the Flood Risk Assessment
Flood level for the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) in relation to Ordnance Datum ² , (Newlyn)	$1\% = 3.69 \text{ O.D.}$	In order to deliver safe development, we strongly advise the following - Ground floor levels to be set at a minimum of whichever is the higher of: • 300mm above the general ground level of the site OR • 600mm above the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change). • Basement rooms to have unimpeded access internally to an upper level.
Average ground level of the site in relation to Ordnance Datum (Newlyn)	$\text{O.D.} = 3.65$ $+ 0.2$ $= \underline{3.85}$	LPA's role: Ensure that the level information has been provided and the standards set out above have been met.
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)	$\text{O.D.} = 4.25$	
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.	ACCESS WILL BE AVAILABLE TO ALL OCCUPANTS TO UPPER LEVEL	In order to deliver safe development, we strongly advise the following - For single storey buildings or ground floor subdivisions with no access to higher floors, users of the development have access to a refuge set above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change. LPA's role: Ensure that the provision of a safe refuge for single storey buildings complies with the above information. To achieve these standards floor levels should be raised. Note: For buildings with more than one storey in this category upper floors can be considered safe refuge

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² Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

[illegible]

Note on flood level information: Flood Level information should be obtained by the applicant first from the SFRA, or if not available, from the Environment Agency. Where the applicant is unable to obtain the information from either of these sources the LPA should consult the Environment Agency for an individual consultation response.

End of comment



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Table 3.0

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Form 1 (3/2014)

Applicant is to provide confirmation that the requirements below have been met	Applicant to indicate compliance in the box below. Enter 'yes' or 'no'	LPA should satisfy themselves with regard to the comments below.
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: - Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority. - Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (Flood risk Practice Guide paragraphs 5.51 and 5.54) - Meets the requirements of Approved Document Part H of Building Regulations 2000.	YES YES YES	LPA's role: Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control department is recommended. Paragraph 103 of NPPF states that LPAs should in determining planning applications give priority to the use of SuDS. Note: Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the Local Plan. Building regulation requirements alone are not appropriate for areas with critical drainage problems.
Flood resilience and resistance Applicant is to indicate that flood resilience/resistance and emergency escape measures/procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).	GROUND FLOOR REAR IS TO BE RAISED 200mm NO PART OF THE BUILDING IS IN THE AT RISK ZONE	LPA's role: Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended.
Other sources of flooding (not rivers or the sea) Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application. If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'.	YES YES	LPA's role: Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.

Note on flood level information: Flood Level information should be obtained by the applicant first from the SFRA, or if not available, from the Environment Agency. Where the applicant is unable to obtain the information from either of these sources the LPA should consult the Environment Agency for an individual consultation response.

End of comment

ARC

Amanda Scholes

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 December 2014 10:18
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: LU/324/14/PL

From: Robert Findlay
Sent: 12 December 2014 10:05
To: Planning.Responses
Cc: Carol Reynolds
Subject: FW: Planning Consultation on: LU/324/14/PL

No comments offered

no grant of Planning or Building Regulations approval is inferred or implied".

Rob Findlay
HMO Officer
Private Sector Housing and Public Health Team
Environmental Health
Ext: 37686

Rob Findlay | HMO Officer, Private Sector Housing and Public Health Team, [Arun District Council](#) | Location: Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37686 | External: +44 (0) 1903 737686 | E-mail: robert.findlay@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Carol Reynolds
Sent: 09 December 2014 10:36
To: Robert Findlay; Louise Crane
Subject: FW: Planning Consultation on: LU/324/14/PL

Good morning Rob/Louise,

Please would you be able to respond directly to planning with your comment (with copy to me please).
Thanks very much
Carol

From: Anna Appleton
Sent: 08 December 2014 14:54
To: Carol Reynolds
Subject: FW: Planning Consultation on: LU/324/14/PL

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
