

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

**Our ref:** HA/2019/121822/02-L01  
**Your ref:** LU/328/19/PL  
**Date:** 22 January 2020

Dear

**AMENDED PLANS - VARIATION OF CONDITION 2 IMPOSED UNDER LU/154/19/PL RELATING TO APPROVED PLANS:**

**CHANGE OF USE OF GROUND FLOOR FROM BANKING (A2 FINANCIAL & PROFESSIONAL SERVICES) TO RETAIL (A1 SHOPS), PERMITTED DEVELOPMENT TO FORM 2 NO. FLATS ABOVE PLUS 1 NO. FURTHER FLAT & EXTENSION TO FORM 1 NO. TWO STOREY DWELLING & ANCILLARY ALTERATIONS.**

**52 HIGH STREET, LITTLEHAMPTON, BN17 5SY**

Thank you for the additional information regarding the above proposal, please quote our reference on all correspondence.

**Environment Agency position**

We are satisfied that our previous objection to this proposal can be removed following inclusion of the below conditions on any permission.

The proposed development will only meet the National Planning Policy Framework's requirements if the following planning conditions are included.

**The development shall be carried out in accordance with the submitted plans (ref Basement and ground floor plan as proposed 011218 Rev C, First floor plan as proposed 011219 Rev C: 52 High Street, Littlehampton) and the following mitigation measures it details:**

- **Sleeping accommodation is to be located on the first floors and above**

**These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout**

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

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## the lifetime of the development.

### Reason(s)

- To reduce the risk to the proposed development and future occupants.

### Informative:

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:

*Department for Communities and Local Government: Preparing for floods*

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

*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>

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 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.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Yours sincerely

**Miss Suz Greenwood**  
**Planning Advisor, Environment Agency**

