	Our ref:	HA/2017/119384/02-L01
Arun District Council	**Your ref:**	LU/341/16/DOC
Planning Policy		
1, Arun Civic Centre Maltravers Road	**Date:**	23 June 2017
Littlehampton		
West Sussex		
BN17 5LF		

Dear Sir/Madam

[AMENDED PLAN TO SHOW FFL] APPLICATION FOR APPROVAL OF MATTERS RESERVED BY CONDITION IMPOSED UNDER LU/47/11/ RELATING TO CONDITION NO. 9 (FLOOD RISK ASSESSMENT),11 (MAINTENANCE OF ANY WATERCOURSE OR CULVERT),12 (FLOWS TO WATERCOURSES),17 (CREATION OF PROPOSED CENTRAL WETLAND AREA & THE RESTORATION OF HABITAT ONSITE),18 (SCHEME INCLUDING DETAILS OF BRIDGES),19(ECOLOGICAL SURVEY), 20 (ECOLOGICAL MANAGEMENT PLAN), 34 (REMEDIATION STRATEGY), 36 (DETAILS OF ACOUSTIC BARRIER), 37 (NOISE EXPOSURE), 38 (NOISE LEVEL), 39 (BUS STOP PROVISIONS) & 44 (BROADBAND PROVISION)

LAND NORTH OF TODDINGTON LANE LITTLEHAMPTON BN17 7PP

Thank you for consulting the Environment Agency on the additional information regarding condition 9 of the above application.

From the provided engineering drawings (ref. LITI-502-1E, LITI-502-2E, LITI-502-3I) showing finished floor levels for parcels B3 and B5 we are satisfied that the finished floor levels have been set to a minimum level of 500mm above the 1.0% plus climate change annual probability fluvial flood level of 3.065m AOD. **We are therefore satisfied that the requirements of condition 9 have been met and are happy to recommend the discharge of this condition.**

For information it should be noted that at the time of the original application (2011) the standard climate change allowances had to include an additional 20% to peak river flows but please note revised climate change guidance came into force in February 2016 and 45% has now to be used. We acknowledge however that this application pre-dates the new requirement.

If you have any queries regarding the above please do not hesitate to contact us.
Yours faithfully

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

Cont/d..

ARUN DISTRICT COUNCIL LU/341/16/DOC

Mrs Laura Lax
Senior Planning Advisor

[redacted]

End