

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

Our ref: HA/2018/120160/01-L01
Your ref: LU/367/17/PL
Date: 21 February 2018

Dear Sir/Madam

CHANGE OF USE OF FIRST FLOOR FLAT (C3 DWELLING HOUSE) TO RESTAURANT (A3 FOOD & DRINK) & GROUND FLOOR REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION

51 PIER ROAD LITTLEHAMPTON BN17 5LP

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency Position

We have no objection in principle to the proposal as submitted.

Informatives

We recommend that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

Please note that it is not our role to assess any details on flood evacuation or emergency plans, 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.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

The PPG states that LPAs should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (PPG Ref ID: 7-057-20140306).

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

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We therefore recommend seeking comments from your Local Authority emergency planners.

We recommend that consideration be given to use of flood mitigation measures to reduce the impact of flooding when it occurs. Flood mitigation measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. More information can be found in the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Please do not hesitate to contact me on the number below should you have any queries.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

