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

Our ref: SX/2008/103867/01-L01
Your ref: LU/36/08/

Date: 14 March 2008

Dear Mr Porter,

CHANGE OF USE TO A3, A4 OR A5
71 HIGH STREET LITTLEHAMPTON

Thank you for your consultation regarding the above which was received on 28 February 2008. Please quote our reference number on any correspondence.

I can confirm we have **no objection** in principle to the proposal as submitted but would, however, wish the following to be taken into consideration:

Flood Risk

According to Agency maps and records the proposal is shown to be within an indicative tidal flood risk area should the local river defences breach or overtop

Therefore, following the guidance contained within Planning Policy Statement 25 'Development and Flood Risk' (PPS25), a flood risk assessment should be required for this development.

However, as the proposal is for a change of use but with no change in vulnerability (*refer to Table D2 - PPS 25*) the Agency has considered whether the proposed development would be exposed to an unacceptable flood risk or would increase the risk or extent of flooding to other properties/uses. It has been concluded that there would be no material exacerbation of flood risk as a consequence of this development and therefore we do not believe that it would be appropriate to undertake a Flood Risk Assessment in this instance.

We therefore have no objection in principle but the applicant should confirm that as a result of these alterations there will be no decrease in existing floor levels

Environment Agency
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Cont/d..

We would also recommend that the applicant considers raising floor levels by 300mm and incorporating flood proofing measures to reduce the impacts of any potential flooding.

Protection of Controlled Waters

This site also lies within a sensitive groundwater area. Groundwater is therefore potentially at risk from activities at the site and all precautions must be taken to avoid discharges and spills to ground.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely,

Mr David Reynolds
Planning Liaison Officer

Direct dial 01903 703838
Direct fax 01903 215884
Direct e-mail david.reynolds@environment-agency.gov.uk

cc Donald K Clark Ltd.

End