

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

Our ref: HA/2022/123873/01-L01
Your ref: LU/382/21/PL
Date: 31 January 2022

Dear Sir/Madam

REFURBISH AND RENEW THE FIRST AND SECOND FLOORS OF THE EXISTING BUILDING TO THE SOUTHERN SIDE OF THE SITE, WITH A NEW BUILD PROPOSAL TO THE NORTHERN HALF OF THE SITE, CREATING A NEW ENTRANCE AND ENTRANCE STAIRWELL WITH BICYCLE AND BIN STORAGE TO THE EXISTING GROUND FLOOR AREA AND A NEW TWO STOREY (1ST AND 2ND FLOOR) BUILD CO-LIVING, 23 BED HMO SCHEME ABOVE TOGETHER WITH THE CHANGE OF THE USE TO THE FORMER BANK (USE CLASS E) TO FOUR COMMERCIAL UNITS (USE CLASS E). 71 HIGH STREET LITTLEHAMPTON BN17 5AE

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included. Without this condition we would object due to the increased risk of flooding to the proposed development and future occupants. We request that the following condition be attached to any planning permission granted.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Dec 2021 Ref MC0048) and the following mitigation measures it details:

- No habitable rooms or residential units located on the ground floor.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

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measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

