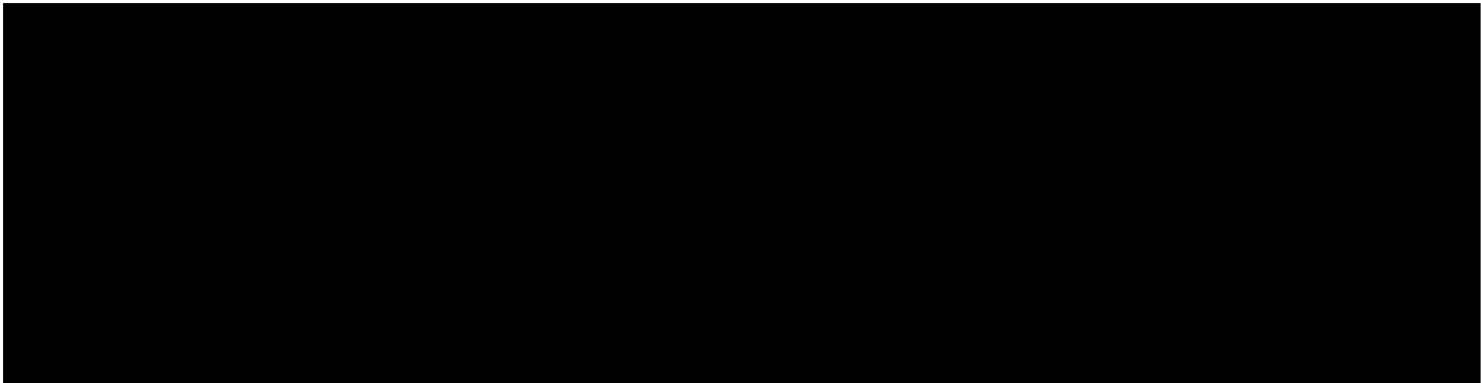




-----Original Message-----

From: [REDACTED]

Sent: 30 January 2019 15:37

To: Planning.Responses

Subject: Environment Agency Response to: LU/3/19/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Empty Supermarket Premises Avon Road Littlehampton BN17 6AT

LPA ref: LU/3/19/PL

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

Our ref: HA/2019/121042/01-L01
Your ref: LU/3/19/PL

Date: 30 January 2019

Dear Sir or Madam,

DEMOLITION OF EXISTING BUILDINGS & REDEVELOPMENT OF SITE COMPRISING 83 NO. RESIDENTIAL UNITS (C3 DWELLING HOUSES) & 158.5 SQM FLEXIBLE RETAIL FLOORSPEACE GIA (A1 (SHOPS) AND/OR A2 (FINANCIAL & PROFESSIONAL SERVICES) AND/OR A3 (FOOD & DRINK) AND/OR D1 (NON-RESIDENTIAL INSTITUTIONS)) TOGETHER WITH THE PROVISION OF CAR & CYCLE PARKING, LANDSCAPING & ASSOCIATED WORKS. THIS APPLICATION AFFECTS THE SETTING OF LISTED BUILDINGS & AFFECTS THE CHARACTER & APPEARANCE OF THE EAST STREET, LITTLEHAMPTON CONSERVATION AREA.

EMPTY SUPERMARKET PREMISES, AVON ROAD, LITTLEHAMPTON, BN17 6AT.

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

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

Environment Agency Position

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood Risk Assessment

The development shall be carried out in accordance with the submitted Flood Risk Assessment (December 2018, Waterman) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 5.2m above Ordnance Datum (AOD).**

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

Environment Agency
Canal Walk, Romsey, Hampshire, SO51 7LP.
Customer services line: 03708 506 506

[Redacted signature block]

Cont/d..

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

Reason for Condition

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to Local Planning Authority

Flood Warning and Emergency Response

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 to the NPPF for Flood Risk and Coastal Change 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 Planning Practice Guidance to the NPPF for Flood Risk and Coastal Change.

Advice to Local Planning Authority and Applicant

Flood Proofing

We strongly recommend the use of flood proofing 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 Local Planning Authority's Building Control department. You can find further information in the Planning Practice Guidance to the NPPF for Flood Risk and Coastal Change pages on the gov.uk website –



The following documents may also be useful:

Cont/d..

Department for Communities and Local Government: Improving the flood performance of new buildings: flood resilient construction -

[REDACTED]

Department for Communities and Local Government: Preparing for floods

[REDACTED]

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

Yours faithfully,

Miss Suz Greenwood
Sustainable Places Advisor, Environment Agency

[REDACTED]