

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

Our ref: HA/2021/123109/01-L01
Your ref: LU/84/21/PL
Date: 28 April 2021

Dear Sir/Madam

CHANGE OF USE OF PREMISES TO A MIXED USE COMPRISING OF 1 NO. 4-BEDROOM HMO UNIT & RETENTION OF 1 NO. BED-SIT UNIT AT FIRST FLOOR; 2 NO. HOLIDAY LET USE UNITS AT GROUND FLOOR WITH REDUCTION IN SIZE OF RETAINED HAIRDRESSERS & ANCILLARY RETAIL STORAGE SPACE & STAFF FACILITIES TO BE PROVIDED AT BASEMENT LEVEL

36 - 38 SURREY STREET LITTLEHAMPTON BN17 5BH

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

Environment Agency Position

We have **no objection** to the proposed development as submitted, **subject to the inclusion of the following condition**, in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk and we would object to the application.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. Nor residential or holiday let units may be placed in the basement.
2. Internal access from the ground floor holiday lets to the first floor must be maintained for use in an emergency

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within

Environment Agency
Environment Agency Depot Canal Walk, Romsey, Hampshire, SO51 7LP.

www.gov.uk/environment-agency

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the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

In line with the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants.

Advice to Local Planning Authority/Applicant

Flood proofing

We strongly recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing 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.

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: [REDACTED] for a copy or alternatively go to:

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as 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>

Flood Emergency Response

The Environment Agency does 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 National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

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.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

Miss Hannah Brothwell
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Sustainable Places Advisor

cc Rodway Planning Consultancy Limited