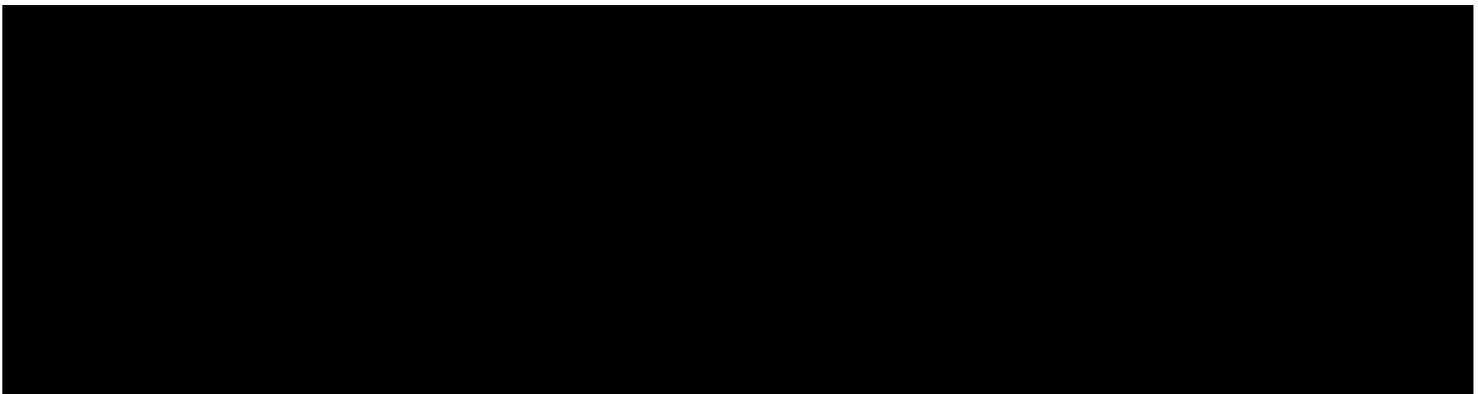




-----Original Message-----

From: 

Sent: 11 September 2017 10:42

To: Planning.Responses

Subject: Environment Agency Response to: LU/98/17/PL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Coastguard Road, Littlehampton, West Sussex

LPA ref: LU/98/17/PL

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

Our ref: HA/2017/119720/01-L01
Your ref: LU/98/17/PL
Date: 11 September 2017

Dear Sir/Madam

CONVERSION OF FORMER COASTGUARD TOWER TO PROVIDE NEW TOURIST HOLIDAY ACCOMMODATION, ADDITION OF SOLAR PANELS, SPIRAL STAIRCASE, BIN & BIKE STORE. PREVIOUSLY APPROVED UNDER LU/453/07 & LU/247/10. DEPARTURE FROM THE DEVELOPMENT PLAN AND AFFECTS A PUBLIC RIGHT OF WAY.

COASTGUARD ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LH.

Thank you for your consultation regarding the above which was received on 21 August 2017.

Environment Agency Position

According to the Environment Agency flood maps and records the site is shown to be within an indicative tidal flood risk area (Flood Zone 3 - high risk).

However, given the existing ground levels are shown to be slightly above the 1 in 200 year tidal flood level of 5.1mAOD and there is to be no sleeping accommodation on the ground floor, and an area of safe refuge is available on the upper floors we have no objection to the proposals.

Advice to LPA

We would recommend that due to close proximity of the site to the foreshore and River Arun the identified flood resilience measures, and the production of a Flood Plan including registration with the EA flood warning service are implemented.

Should you have any queries please do not hesitate to contact me on the number below.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.

[Redacted signature block]

Cont/d..

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



cc Liam Russell Architects Ltd.

End

2