

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

Our ref: HA/2017/119943/01-L01
Your ref: LY/25/17/PL
Date: 23 November 2017

Dear Sir/Madam

DEMOLITION OF THE EXISTING BUILDING & CESSATION OF MIXED COMMERCIAL/RESIDENTIAL USE & REDEVELOPMENT OF THE SITE WITH A NEW TWO STOREY BUILDING, COMPRISING 4 NO. RESIDENTIAL FLATS - THIS IS A DEPARTURE FROM THE DEVELOPMENT PLAN

ROSELAND THE CAUSEWAY, ARUNDEL, WEST SUSSEX, BN18 9JL.

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment (FRA) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

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. Finished floor levels are set no lower than 3.05m above Ordnance Datum (AOD).***

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Reason

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

Informative

As identified within the FRA it is recommended that the flood resilience measures (Section 5.2) are implemented.

A flood plan should be produced so as occupants know what to do in the event of a flood. Based on the accommodation lay out plans it would appear that a communal stairway could be used which would enable occupants to take safe refuge in the higher parts of the building. This is a preferable action rather than site evacuation which would require the approval of the local authority Emergency Planning Officer Registration with the Environment Agency's flood warning service which gives advance warning of potential flooding, should also form part of any flood plan.

Please do not hesitate to contact me on the number below should you have any queries.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

