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

Our ref: HA/2017/119455/01-L01
Your ref: LY/9/17/PL

Date: 13 June 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 consulting the Environment Agency on the above application received on the 24 May 2017.

Environment Agency Position

The Environment Agency have **no objection** to the above proposal.

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

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. *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.

ARUN DISTRICT COUNCIL LY/9/17/PL

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

Advice to Local Planning Authority/Applicant

According to Environment Agency maps and records the proposal is shown to be within Flood Zone 3 (high risk area).

Whilst it is noted that the proposed finished floor levels will be set below the undefended 1 in 200 year tidal flood risk level of 3.59mAOD, with the proposed increase in floor levels (compared to the existing) and the incorporation of flood resilience measures this is a betterment on the existing situation.

As identified within the FRA it is recommended that the flood resilience measures in Section 5.2 are implemented. A flood plan should also be produced so occupants know what to do in the event of a flood.

Within the FRA reference is made on more than one occasion to the Lower River Arun Strategy Environment Report.

For the purposes of accuracy the Environment Agency has prepared a long-term plan to manage the risk of flooding from tidal flooding between Pallingham and Littlehampton. This plan is called the Lower Tidal River Arun Strategy (LTRAS). LTRAS estimates that considerable flood risk management investment is required in Arundel over the medium term.

These will need to be funded through a combination of local contributions and central Government funding.

We would also wish to point out, as observed by Arun District Council's Land Drainage Engineer, that there is a possibility that the present building is built over a piped ditch. It is recommended that this is investigated further. Should it be determined that a piped ditch is on site, it will be imperative that the structural integrity of any pipe is not compromised as a result of any new development.

On the basis that the site is within the River Arun Internal Drainage Board Catchment (for whom we act as agents) then an application for consent will need to be submitted to us, under Section 23 of the Land Drainage Act 1991 should any further investigations reveal a piped ditch.

If you wish to discuss the contents of this letter please do not hesitate to contact me using the details below.

Yours faithfully

Mrs Laura Lax
Senior Planning Advisor

[redacted]

End