

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

Our ref: HA/2019/121475/01-L01
Your ref: M/53/19/PL
Date: 31 July 2019

Dear Sir/Madam

DEMOLITION & ERECTION OF 1 NO. DWELLING

7 ALLEYNE WAY ELMER MIDDLETON-ON-SEA PO22 6JZ

Thank you for the consultation on the above application, we have the following comments to make on this proposal.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

The development shall be carried out in accordance with the submitted flood risk assessment (submitted June 2019 by ARK Environmental Consultancy Ltd) and the following mitigation measures it details:

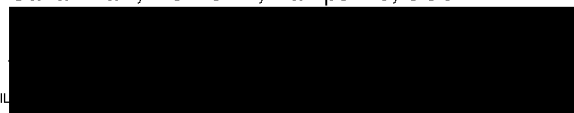
- Finished Floor Levels of the ground floor shall be set no lower than 3.8 mAOD
- Flood resilient techniques as set out in section 9.6 of the Flood Risk Assessment shall be incorporated

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

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

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



Flood warning and emergency response - advice to LPA

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 National Planning Policy Framework 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 (PPG).

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

