

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

Our ref: HA/2020/122058/01-L01
Your ref: P/117/19/PL
Date: 04 March 2020

Dear Sir/Madam

REPLACEMENT OF 1 NO. DWELLING

36 EAST FRONT ROAD PAGHAM PO21 4SU

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 National Planning Policy Framework's requirements if the following planning conditions are included.

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref Flood Risk Assessment- 36 East Front Road Pagham PO21 4SU- UK Flood Risk Consultants Dec 2019) and the following mitigation measures it details:

- **Finished floor levels of the property are set at 5.53m above Ordnance Datum (AOD) which is 180mm above the modelled flood levels (0.5% AEP plus climate change 2125) which is 5.35m above Ordnance Datum (AOD)**

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(s)

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

Informative

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



Changes have been made to climate change allowances used when undertaking Flood Risk Assessments, this was updated on 17th December 2019. You should refer to 'Flood risk assessments: climate change allowances' for the most up to date allowances. You will need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

We can provide the following datasets, by emailing ssdenquiries@environment-agency.gov.uk to help customers assess future flood risk:

- Modelled flood levels from existing EA hydraulic models for existing 1% and 0.5% annual probability events with an allowance for climate change. Please note, as climate change allowances are updated we update our models but this work is not done immediately for all locations. You may need to do work to update our models to account for the latest climate change allowances.
- Existing climate change freeboard allowances where derived by area teams

Customers can use this information to assist in generating their climate change estimate (level and extent) for their flood risk assessment.

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful: *Department for Communities and Local Government: Preparing for floods*

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

Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

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 (PPG) 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 PPG.

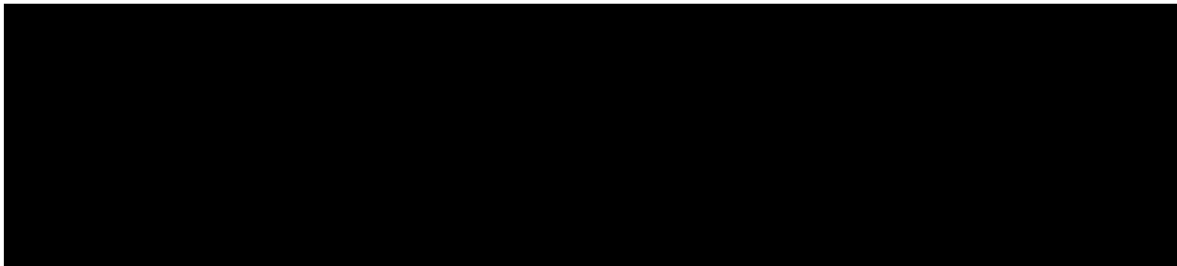
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency



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