

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

Our ref: HA/2019/121519/02-L01
Your ref: P/120/18/PL
Date: 12 September 2019

Dear Sir/Madam

FLOOD RISK ASSESSMENT SUBMITTED: REPLACEMENT BUNGALOW

31 LAGOON ROAD PAGHAM PO21 4TJ

Thank you for the consultation on the Flood Risk Assessment (FRA) we have reviewed the information and have the following comments:

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- 31 Lagoon Road, Pagham, PO21 4TQ- ARK Environmental Consultancy Ltd) and the following mitigation measures it details:

- **Finished floor levels of the dwelling are set at 300mm above ground level**

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.

Advice to LPA/applicant

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

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



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>

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

