

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

Our ref: HA/2021/123770/01-L01
Your ref: P/157/21/PL
Date: 16 December 2021

Dear Sir/Madam

DEMOLITION & ERECTION OF 1 NO DWELLING (RESUBMISSION FOLLOWING P/56/21/PL). 31 LAGOON ROAD PAGHAM PO21 4TQ

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

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

Condition

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, August 2019) 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

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

www.gov.uk/environment-agency

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Advice to LPA/Applicant

Flood resistance and resilience

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>

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

