

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

Our ref: HA/2022/124099/02-L01
Your ref: P/46/22/PL
Date: 23 May 2022

Dear Sir/Madam

UPDATED FRA SUBMITTED - DEMOLITION AND ERECTION OF 1 NO DWELLING WITH DETACHED GARAGE, HARDSTANDING AND LANDSCAPING. THIS APPLICATION IS IN CIL ZONE 4 AND IS CIL LIABLE AS NEW DWELLING. 12 EAST FRONT ROAD, PAGHAM, PO21 4SU.

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 permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated May 2022) and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 5.58 m above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To ensure the safety of the development and future occupants.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: [REDACTED]
www.gov.uk/environment-agency

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Signing up for flood warnings

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 do after a flood, visit <https://www.gov.uk/after-flood>.

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

