

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

Our ref: HA/2015/117001/01-L01
Your ref: A/23/15/OUT
Date: 15 May 2015

Dear Mr McEwan

**HYBRID APPLICATION - FULL PLANNING PERMISSION FOR A RETAIL UNIT (CLASS A1) COMPRISING 1,487SQM (1022SQM GROUND FLOOR AND 465SQM MEZZANINE) WITH ASSOCIATED ACCESS, CAR PARKING, SERVICING, LANDSCAPING & ASSOCIATED WORKS.
OUTLINE PLANNING PERMISSION FOR A PUBLIC HOUSE (CLASS A4) COMPRISING 581SQM AT GROUND FLOOR LEVEL.**

LAND SOUTH OF NEW ROAD (A259) AND EAST OF BROOK LANE ANGMERING

Thank you for your consultation on this proposal. Please quote our reference number in any correspondence.

Environment Agency Position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) [32447/4001] and the following mitigation measures detailed within the FRA:

1. *Any changes in ground levels are shown to not result in any loss of fluvial flood storage*
2. *Finished floor levels are set no lower than 0.3m above the 0.1% (1in1000) fluvial flood level already supplied by the Environment Agency.*

The mitigation measures shall be fully implemented prior to occupation and

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

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subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

1. *To prevent flooding elsewhere by ensuring that surface water will be attenuated on site to the 1% (1in100) annual probability with 30% allowance for climate change.*

Condition 2

The development hereby permitted shall not be commenced until such time as a scheme to discharge surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall include:

1. *Calculations showing that the scheme can attenuate the 1% (1in100) annual probability event with 30% allowance for climate change on site.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

1. *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.*
2. *To reduce the risk of flooding to the proposed development, future users and others.*

Please contact me if you have any questions.

Yours sincerely

Mrs Sophie Brown
Sustainable Places Planning Advisor

