

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

Our ref: HA/2015/117258/01-L01
Your ref: BN/23/15/PL
Date: 30 July 2015

Dear Mr Davis

**DEMOLITION OF EXISTING 2 STOREY DETACHED HOUSE & CONSTRUCTION OF
2 NO. SEMI- DETACHED DWELLINGS WITH FLOOD PREVENTATIVE MEASURES.
4 LAKE LANE BARNHAM PO22 0AD**

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

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

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

1. *Provision of compensatory flood storage*
2. *Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.*
3. *Finished floor levels are set no lower than 5.21 m above Ordnance Datum (AOD).*

The mitigation measures shall be fully implemented prior to occupation and 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.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Reason

1. *To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.*
2. *To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.*
3. *To ensure safe access and egress from and to the site.*
4. *To reduce the risk of flooding to the proposed development and future occupants.*

Yours sincerely

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 01903 703858

Direct e-mail planningSSD@environment-agency.gov.uk