

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

Our ref: HA/2017/119039/01-L01
Your ref: FG/198/16/PL
Date: 01 February 2017

Dear Sir/Madam

**DEMOLITION OF EXISTING HOUSE WITH ERECTION OF 2 STOREY BUILDING
COMPRISING OF 8NO. RESIDENTIAL 2 BEDROOM FLATS & ASSOCIATED
EXTERNAL WORKS**

1 SEA DRIVE, FERRING, BN12 5HD

Thank you for consulting the Environment Agency on the above planning application which we received on 12 January 2017.

Environment Agency Position

We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Planning Condition(s):

Condition – Finished Floor Levels

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (07/11/2016) and the following mitigation measure detailed within the FRA:

- **Finished floor levels are set no lower than 5.8m above Ordnance Datum (AOD).**

The mitigation measure 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.

Reason

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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

This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to Local Planning Authority (LPA) / Applicant:

Amendments to the Development Management Procedure Order (DMPO) came into effect on 15th April 2015. As a result we are no longer a statutory consultee on surface water elements of planning applications.

Whilst the Environment Agency support the use of Sustainable Drainage Systems (SuDS), it will be for the Lead Local Flood Authority (LLFA) to ultimately assess this element of any Flood Risk Assessment (FRA).

Yours faithfully

Mr Jon Maskell
Planning Advisor, Environment Agency

