Our ref: HA/2009/108487/02-L01
Your ref: FP/241/10/

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

Date: 21 December 2010

Dear Sir/Madam

1NO. BUNGALOW & ASSOCIATED PARKING & EXTERNAL WORKS (RE-SUBMISSION FOLLOWING FP/155/09/)
21 UPPARK WAY FELPHAM PO22 6QQ

Thank you for consulting us on the above planning application.

Environment Agency position
The proposed development will only be acceptable 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) and the following mitigation measures detailed within the FRA:
Finished floor levels will be set no lower than 200mm above existing ground level.

Reason
To reduce the risk of flooding to the proposed development and future occupants in accordance with the principles of Planning Policy Statement 25, South East Plan Policy NRM4, and Arun District Council Local Plan Policy GEN9.

Planning Advice
We note that it is proposed to connect to mains for foul drainage. According to our records this site will drain to Lidsey Wastewater Treatment Works (WwTW) and therefore are Barnham Position Statement applies which relates to the current problems with the sewerage network. However, having reviewed this proposal we do not consider that the proposed development is likely to result in a significant net increase in flows and therefore we have no objections on these grounds.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..
ARUN DISTRICT COUNCIL FP/241/10/

We would however, advise that consideration should be given to incorporating water efficiency measures to further reduce the proposed flows from the development. We recommend that Code for Sustainable Homes Level 3 is achieved for water which equates to 105 l/p/d.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours faithfully

Miss Catherine McLeod
Planning Liaison Officer

[redacted]

End