

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

Our ref: HA/2015/117061/01-L01
Your ref: M/43/15/PL
Date: 21 May 2015

Dear Sir/Madam

**DEMOLITION OF THE EXISTING BUNGALOW, DETACHED GARAGE AND GREENHOUSE AND ERECTION OF 1 NO HOUSE AND GARDEN SHED.
(RESUBMISSION FOLLOWING M/24/14/PL).**

6 ALLEYNE WAY BOGNOR REGIS PO22 6JZ

Thank you for consulting the Environment Agency on the above planning application which is located in Flood Zone 3 defined by the NPPF as having a high probability of flooding.

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 (1556-R1) 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 following mitigation measures detailed within the approved Flood Risk Assessment (FRA) (1556-R1):

1. Finished floor levels are set no lower than 3.793 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.

Reason

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

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.

[Redacted signature]

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ensure safe access and egress from and to the site in accordance with the NPPF.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

