

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

Our ref: HA/2015/117488/01-L01
Your ref: P/94/15/PL
Date: 02 October 2015

Dear Mr Davis

**3 NO. DETACHED BUNGALOWS WITH GARAGE, PARKING & DECK
(RESUBMISSION FOLLOWING P/12/15/PL)
LAND TO EAST OF 29 HARBOUR ROAD PAGHAM PO21 4TF**

Thank you for your consultation on this proposal.

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 [02/03/2015] 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) [02/03/2015] and the following mitigation measures detailed within the FRA:

1. *Finished floor levels are set no lower than 5.5m 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

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

Please note that while we believe that the proposed mitigation measures outlined in the submitted FRA adequately reduce the risk of flooding to the development and future

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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occupants there is still a risk of coastal erosion impacting the site. We agree with the response of Arun District Council's Engineering Dept with respect to an increased risk of coastal erosion at this location. However, it is the role of the LPA to comment on the suitability of development in an area at risk from coastal erosion.

Please contact me with any questions.

Yours sincerely

Pp Mark Luker

Mrs Sophie Brown
Sustainable Places Planning Advisor

