From: Tier, Helen <helen.tier@environment-agency.gov.uk>
Sent: 03 June 2009 15:00
To: Hannah Barker
Subject: 29 HIGH STREET, SHOREHAM-BY-SEA ADC/0142/09
Attachments: dps1.rtf

Dear Hannah

I attach our response to the above planning application.

Yours sincerely

HELEN TIER
Planning Liaison Officer
South Downs Area

Direct dial 01903 703862
Direct e-mail planning.southdowns@environment-agency.gov.uk

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Ms Hannah Barker
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2009/106940/01-L01
Your ref: ADC/0142/09

Date: 03 June 2009

Dear Ms Barker

CONVERSION OF GROUNDFLOOR (REAR), FIRSTFLOOR AND SECONDFLOOR TO 4 TWO-BEDROOM FLATS (INCLUDING REAR ROOF TERRACES) (NO.S 29 AND 31)
29 HIGH STREET, SHOREHAM-BY-SEA WEST SUSSEX

Thank you for your consultation regarding the above which was received on 22 May. Please quote our reference number on any correspondence.

Environment Agency position

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

Planning Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (dated 8 May 2009) and the following mitigation measure(s) detailed within the FRA:

- **Finished floor levels are set no lower than 5.5 m above Ordnance Datum (AOD).**

Reason; In accordance with the principles of Planning Policy Statement 25 – "Development and Flood Risk" (PPS25). To reduce the risk of flooding to the proposed development and future occupants.

Planning Advice

This site lies within a sensitive groundwater area. Groundwater is therefore potentially at risk from activities at the site and all precautions must be taken to avoid discharges and spills to ground both during and after construction.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of our website. The website address is: www.environment-agency.gov.uk/netregs/links/63875.aspx

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

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

Direct dial 01903 703862
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Direct e-mail planning.southdowns@environment-agency.gov.uk

cc RJ Reynolds Architectural Services

End