Mr Matthew Porter
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

**Our ref:** HA/2013/113846/01-L01
**Your ref:** AWDM/0026/13

**Date:** 28 January 2013

Dear Mr Porter

**RENEWAL OF EXTANT PLANNING PERMISSION ADC/0027/10 FOR DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A DETACHED 4 BED TWO-STOREY HOUSE**

**OLD SALTS NURSERY OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JQ**

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence

**Environment Agency position**

The proposed development will only be acceptable if the following measure as detailed in the Flood Risk Assessment (FRA) section of the Design and Access Statement (DAS) stamped received 02 Feb 2010 (paras 13.0 - 13.8) submitted with ADC/0027/10 is 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 and the following mitigation measures detailed within the FRA**

- **Finished floor levels shall be set no lower than 5.1mAOD**

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

This planning condition is necessary to ensure that the development complies with the

principles of the National Planning Policy Framework (NPPF).

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

Yours sincerely

**Helen Tier**

**Environment Agency**
**Sustainable Places East Team Planning Adviser**

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