Mr Keith Morgan
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2010/110424/01-L01
Your ref: ADC/0093/10

Date: 12 August 2010

Dear Mr Morgan

NEW TWO-BEDROOM BUNGALOW ON SITE OF EXISTING MOBILE HOME

LONGACRES FARM, STEYNING ROAD, SHOREHAM-BY-SEA, WEST SUSSEX

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 measures 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 July 2010 and the following mitigation measures detailed within the FRA:

1. **Flood-proofing measures detailed on page 12 in the proposed development.**

2. **Finished floor levels are set no lower than 5.0 m above Ordnance Datum (AOD)**

Reason:

1. To reduce the impact of flooding on the proposed development and future occupants.

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

This planning condition is necessary to ensure the development complies with Planning Policy Statement 25 – "Development and Flood Risk" (PPS25) and Policy AP3 of the Adopted Adur District Local Plan 1993-2006.

Planning Advice

Surface Water Drainage

Your LPA's own Technical Services should be satisfied with the proposed method of surface water disposal.

Pollution Prevention

The applicant should ensure that the foul drainage system is in a good state of repair, regularly maintained and of sufficient capacity to deal with the flow and loading which will occur as a result of this proposal.

When carrying out construction and demolition activities, potential sources of pollution from site activities will need to be identified so that appropriate pollution prevention measures are taken to avoid any contamination of controlled waters. Controlled waters include surface waters (bodies of water that are above ground, such as rivers, lakes, and streams) coastal waters and groundwater.

It is necessary to prevent pollution of surface and/or groundwaters especially during site works. There should be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways.during and after the proposed works.

The risk of pollution at construction and demolition sites can be significantly reduced by providing secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England) (Oil Storage) Regulations 2001.

Further detailed advice can be found at the Environment Agency's pollution prevention website http://www.environment-agency.gov.uk/business/topics/pollution/32252.aspx or by calling our National Customer Contact Centre (NCCC) at 08708 506 506.

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

Yours sincerely

Cont/d..

HELEN TIER
Planning Liaison Officer (South Downs Area)

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

cc Mr Benjamin Whitby

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