Mr Scott Theobold
Bold Architecture Design
104 Hallyburton Road,
Hove,
East Sussex
BN3 7GN

Our ref: HA/2010/109552/02-L01
Your ref: ADC/0051/10

Date: 21 May 2010

Dear Mr Theobald

DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF NEW TWO-STOREY BUILDING CONTAINING 4 FLATS (3 TWO-BEDROOM AND 1 ONE-BEDROOM) EACH WITH PRIVATE REAR GARDENS AND PARKING SPACE (WITH FORMATION OF SECOND ACCESS)

2A MONKS AVENUE, LANCING, WEST SUSSEX

Thank you for your email dated 10th May 2010.

What you are proposing is, essentially, to condition submission of an adequate Flood Risk Assessment (FRA). We are unable to agree the principle of a development when the outcome of the FRA is unknown. It may be that the FRA shows that the development cannot be made safe in line with the requirements of Planning Policy Statement 25 – "Development and Flood Risk (PPS25). Therefore any planning condition requiring an FRA would be considered unreasonable.

All published guidance states that the FRA should be submitted as part of the application for planning permission, not subsequent to approval.

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

Cont/d..

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

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

cc Peter Barnett Adur DC

End