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

Our ref: HA/2010/110732/01-L01
Your ref: ADC/0340/10

Date: 06 October 2010

Dear Mr Barnett

DEMOLITION OF EXISTING BUILDING (3 FLATS) AND ERECTION OF PAIR OF SEMI-DETACHED THREE-BEDROOM THREE-STOREY HOUSES WITH INTEGRAL GARAGES AND CARPORTS

110 BRIGHTON ROAD, LANCING, 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 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 and the following mitigation measure(s) detailed within the FRA:

- **Finished floor levels are set no lower than 2.9 m above the existing pavement level.**

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

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

Planning Advice

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

HELEN TIER
Planning Liaison Officer (South Downs Area)

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

cc James Breckell Architects

End