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

Our ref: HA/2019/121225/02-L01
Your ref: AWDM/0372/19

Date: 28 May 2019

Dear Sir/Madam

FURTHER INFO:ERECTION OF 6NO. 3-BEDROOM SEMI-DETACHED 3-STOREY TOWN HOUSES WITH INTEGRAL GARAGES AND RAISED REAR GARDENS. LAND BETWEEN 76 AND 78A BRIGHTON ROAD LANCING WEST SUSSEX

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

We have reviewed the information the applicant has provided and subject to the inclusion of the condition below, we can withdraw our previous objection.

The submitted Flood Risk Assessment states that all sleeping accommodation will be on the second floor, with finished floor levels set at 7.6 m AOD. This demonstrates that there will be safe refuge for future occupants from flood risk taking into account the impacts of climate change.

The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (by A.C. Rollings, dated 21 February 2019) and the following mitigation measures it details:

- All bedrooms shall be located on the second floor with finished floor levels that shall be set no lower than 7.6 m above Ordnance Datum (AOD).

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measure detailed above shall be retained and maintained thereafter throughout the

lifetime of the development.

Reason

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

Advice to LPA/applicant

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:
Department for Communities and Local Government: Preparing for floods
http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf
Department for Communities and Local Government: Improving the flood performance of new buildings:
http://www.communities.gov.uk/publications/planningandbuilding/improvingflood

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk

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