Adur District Council

Planning, Regeneration and Wellbeing

Mr A Rogers
40 Dawn Crescent
Upper Beeding
West Sussex
BN44 3WH

Our Ref:ADC/0049/11
Your Ref: 08/390/01

Date: 10 February 2011

Dear Mr Rogers,

RE: Proposed rear extension, 272 Brighton Road, Lancing.

I refer to your application for planning permission for the above development. The site concerned is within Flood Risk Zone 3 as identified in the Worthing and Adur Strategic Flood Risk Assessment (which can be viewed on the Council's website).

Under the Government's Planning Policy Statement PPS25 'Development & Flood Risk', a Flood Risk Assessment is required for new development within such areas. However, for minor developments such as that proposed, it has been agreed that reference should be made to the 'standing advice' given by the Environment Agency. This standing advice requires you to submit details of flood mitigation measures and to complete the attached form which is also viewable on-line at:
http://www.environment-agency.gov.uk/static/documents/Research/Advisory_Comments_FZ2-3.pdf

Details of recommended mitigation techniques are contained in chapter 6 of the publication 'Improving the Flood Performance of New Buildings' published by DCLG (communities.gov.uk) in 2007. It can be viewed at
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

The form should be completed and, together with the necessary plans and details of flood resilience and resistance techniques to be used in the case of the proposed extension, returned to the Council to enable your planning application to be determined.

Yours sincerely,

Carlos Hone
Planning Officer
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