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

Our ref: HA/2015/116558/01-L01
Your ref: NOTICE/0017/14

Date: 26 January 2015

Dear Mrs Tier

APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR CHANGE OF USE OF GROUND FLOOR OFFICES TO 4 NO. FLATS

BROADWAY COURT BRIGHTON ROAD LANCING WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence.

Please accept my apologies for the delay in our response.

Environment Agency position

We object to the application and recommend refusal of planning permission on this basis for the following reasons:

Reason: The site lies within Flood Zone 3 defined by the Planning Practice Guidance to the National Planning Policy Framework (NPPF) as having a high probability of flooding where, the risk to life and / or property, within the development from tidal inundation would be unacceptable if the development were to be allowed.

Predicted flood depths in this location are significant as a result of overtopping or failure of the flood defences. This would potentially result in internal flooding over 1 metre of the proposed residential flats on the ground floor, posing a risk to both life and property. No safe refuge is proposed.

The proposed development does not have a safe means of access and/or egress in the event of flooding and no alternative option for managing the safety of people has been provided as part of the application. Consequently, there would be an unacceptable risk to the health and safety of the occupants in a flood event

If the applicants or agents wish to discuss this position with us, they should contact Helen Tier on the number below. However please note there will be a charge for pre planning advice.

Overcoming our objection

You can overcome our objection by submitting evidence to demonstrate that the proposal will not pose risk to life and property as highlighted above. We ask to be re-consulted on any relevant further information submitted.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome".

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

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places East Team Planning Adviser

Direct dial 01903 703862
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