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

Our ref: HA/2017/119918/01-L01
Your ref: AWDM/1651/17

Date: 1 December 2017

Dear Mr Barnett

Construction of 3no. 3-bedroom, 3-storey terraced houses with integral garages

Land north of 1 Swallows Close, Lancing

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and relevant information and have the following comments.

Environment Agency Position

We have **no objections** to the proposed development, **subject to the inclusion of the following condition** in any permission granted.

Condition – Flood risk mitigation
The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (November 2017) and the following mitigation measures detailed within the FRA:

- Finished floor levels for the first floor are set no lower than 5.355 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons
The site is located within tidal Flood Zone 3 of our Flood Map. This indicates land with a high probability (1 in 200 year) of flooding from the sea, in accordance with the national

Planning Practice Guidance (PPG) (ref. 7-065-20140306).

Paragraph 100 of the NPPF states that development in areas of flood risk should be made safe without increasing flood risk elsewhere.

The PPG states that development can be made safe by (amongst other things), designing buildings to avoid flooding by raising floor levels (ref. 7-054-20150415).

Where it is possible to do so, we expect new and replacement developments to raise finished floor levels to reduce the risk of internal inundation.

The above mitigation measures are required in order to protect people and property from flooding, in accordance with the NPPF.

Flood resilience and resistance – Advice to LPA and Developer
We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

We recommend reading the following guidance:

'Improving the flood resilience of new buildings'

'Prepare your property for flooding: A guide for householders and small businesses'

We also recommend that the owner/ occupants sign up to the Environment Agency Flood Warning Service.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr David Griggs
Planning Advisor

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cc Tony Rogers Building Consultant

End