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Environment Agency

Ms Marie O'Keeffe
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2018/120298/01-L01
Your ref: AWDM/1921/17

Date: 18 April 2018

Dear Ms O'Keeffe

Redevelopment of the site to provide 2 no. semi-detached 4-bedroom, 3-storey properties including associated landscaping and garaging

156 Brighton Road, Lancing, West Sussex

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and Flood Risk Assessment (FRA) (Ambiental ref. 3510, dated November 2017) and have the following comments.

Environment Agency Position

We have **no objections** to the proposed development, as submitted.

Flood risk

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).

With regards to the safety of residents from tidal flooding, although introducing a new unit within Flood Zone 3, the proposed redevelopment provides a betterment over the existing situation.

The proposals avoid habitable accommodation at ground floor, and provide safe refuge and sleeping accommodation at second floor, above the 1 in 200 year tidal flood level (the design flood event) including an allowance for climate change.

Flood resilience/ resistance

The FRA establishes several recommendations for flood resilience measures at chapter 7. Ensuring new development in flood risk areas is appropriately flood resilient and resistant is required by paragraph 103 of the National Planning Policy Framework.

We recommend that you consult with your building regulations department on the suitability of these measures and whether it would be appropriate to secure any of these by way of condition.

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'

Flood warning and evacuation plan
During a the tidal design flood event, external depths would likely preclude safe access and egress and the residents of the dwellings would therefore be reliant on either prior warning and evacuation or on internal safe refuge.

Proposed flood warning and evacuation procedures are covered at section 7.5 of the FRA.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities (LPAs) to formally consider the emergency planning and rescue implications of new development in making their decisions.

The PPG states that LPAs should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (Ref. 7-054-20150415).

We therefore recommend seeking comments from the relevant emergency planners.

Please note that it is not our role to assess the detail of flood evacuation or emergency plans. 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.

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

Yours sincerely

Mr David Griggs
Planning Advisor

Direct dial 02030 259625
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc Dowsett Mayhew Planning Partnership

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