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

Our ref: HA/2017/119894/02-L01
Your ref: AWDM/1390/17

Date: 6 December 2017

Dear Mr Barnett

Construction of attached 2 bedroom chalet bungalow to east elevation. Demolition of existing rear conservatory and construction single-storey rear extension and rear dormer to both dwellings

103 North Farm Road, Lancing, West Sussex

Thank you for consulting the Environment Agency on revised plans submitted in support of the above application.

In our previous comments (EA ref. HA/2017/119894/02-L01, dated 15 November 2017) we objected to the application, as we did not consider the FRA and plans demonstrated the new dwelling to be safe. In particular there was inconsistency between the proposed floor plans and FRA as to whether sleeping accommodation would be provided at ground floor.

Revised plans no show no bedrooms at ground floor, and we are able to make the following comments.

Environment Agency Position

We **remove our objection** 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) (October 2017) and the following mitigation measures detailed within the FRA:

- No sleeping accommodation located at ground floor

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.

Reason
Paragraph 100 of the National Planning Policy Framework states that development in areas of flood risk should be made safe without increasing flood risk elsewhere.

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

Flood evacuation plan
In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise 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.

Flood resistance and resilience
We strongly 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'

Consultation with the relevant building control department is recommended when determining if flood proofing measures are effective.

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 Mr M Humphrey

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