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

Our ref: HA/2013/114469/01-L01
Your ref: AWDM/1368/12

Date: 17 July 2013

Dear Mr Porter

CONVERSION OF DWELLINGHOUSE TO FORM TWO DWELLINGS TOGETHER WITH NEW VEHICULAR ACCESS ONTO OLD SHOREHAM ROAD (RESUBMISSION OF AWDM/1368/12)

16 OLD SHOREHAM ROAD, LANCING, BN15 0QT

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence. I can confirm the Environment Agency has no objection in principle to the proposal as submitted but we would, however, wish the following to be taken into consideration:

We are aware of the drainage problems experienced in this area over Christmas 2012. Although this has not been assessed as part of the Flood Risk Assessment submitted with the previous planning application AWDM/1368/12 (dated January 2013) we do not wish to object on drainage grounds as this proposal will have the same footprint as the existing development. We would however, recommend that works are carried out to ensure the existing soakaways remain effective.

There remains a residual risk of tidal flooding from the River Adur, which may result in internal flooding of habitable areas. The existing defences, and those proposed as part of the Tidal Walls Scheme mean this risk is reduced. In addition, the proposed development will provide safe refuge above the predicted flood depth.

We would suggest that an emergency flood plan be drawn up for this proposal to further manage the risks to this site. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as 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.

I hope 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
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc Martin Szczerbicki Associates

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