Mr Peter Barnett
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2015/117782/01-L01
Your ref: AWDM/1690/15

Date: 05 January 2016

Dear Mr Barnett

CONSTRUCTION OF 4 BEDROOM DETACHED CHALET STYLE DWELLING IN PLACE OF PREVIOUSLY DEMOLISHED DWELLING (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE WITH ALL OTHER MATTERS RESERVED).

2 SWALLOWS CLOSE LANCING WEST SUSSEX BN15 8LS

Environment Agency Position:

The proposed development will only meet the requirements of the National Planning Policy Framework (NPPF) to reduce flood risk if the following planning condition is included in any permission granted:

Planning Condition

The development hereby permitted shall not be commenced until such time as a scheme to raise floor levels has been submitted to, and approved in writing by, the Local Planning Authority (LPA).

The scheme shall be fully implemented and subsequently maintained, 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 LPA.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

In discussion with Adur and Worthing technical services, the Environment Agency recommends that new floor levels, behind an adequate defence, be set a minimum of 600mm above existing ground levels (2.5m AOD). The above planning condition is opposed to page 11 of the Flood Risk Assessment (completed by Unda Consulting

Limited, dated May 2015) where it is stated that floor levels will not be raised. However, in this proposed development, the threshold may be lowered upon the agreement of Adur and Worthing Councils' coastal engineers and technical services, given that the defences in this area are maintained by Adur and Worthing Council.

FLOOD EMERGENCY RESPONCE ADVICE

Advice to LPA

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals (page 12-14 of FRA), 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.

Paragraph 9 of the Technical Guide to the NPPF states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the Flood Risk Assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPA's to formally consider the emergency planning and rescue implications of new development in making their decisions.

Further Information

We accept the majority of conclusions in the Flood Risk Assessment (FRA). In particular, this FRA rightly identifies the development as having a potential inundation depth for the 1 in 200 year plus climate change event of up to 3.5m or 3m for undefended and defended scenarios, respectfully. The FRA also makes note of the residual risk to the site, if the defences are breached or overtopped. This is particularly true if a breach occurred in the sea defence immediately seaward of the property.

We are pleased to see that the FRA notes that resistance measures will be adopted in the building design, although the development proposal is for a two storey dormer bungalow from a previous single storey bungalow (providing a betterment in terms of safe refuge),

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

Yours sincerely

Helen Tier

Environment Agency
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