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

Our ref: HA/2017/119349/04-L01
Your ref: AWDM/0045/17

Date: 21 December 2017

Dear Mr Peck

Additional information submitted – Retention of change of use building from single dwelling to two flats (retrospective)

158 Brighton Road, Lancing, West Sussex, BN15 8LL

Thank you for consulting the Environment Agency on the above application which was received on 30 November 2017.

Environment Agency Position

Following the submission of comments from the Emergency Planning Officer, the Environment Agency have no further comments to add at this stage. The adequacy of the proposed Flood Warning Evacuation Plan must be confirmed by the Local Planning Authority (LPA). The Environment Agency does not normally comment on or approve the adequacy of flood emergency response and evacuation 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.

The Planning Policy Guidance (paragraph 057) places responsibilities on LPA's to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPA's to formally consider the emergency planning and rescue implications of new development in making their decisions.

If the LPA is not satisfied, taking into account all relevant considerations, that the proposed development can be considered safe without the provision of safe access and exit then planning permission should be refused.

Should you have any further queries please do not hesitate to contact me on the number below.

Yours sincerely

Mr David Griggs
Planning Advisor

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

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