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Environment Agency

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

Our ref: HA/2016/118826/01-L01
Your ref: AWDM/1604/16

Date: 1 December 2016

Dear Mr Barnett

2 no. 4-bedroom detached dwellings each with single garage to replace previously demolished dwelling

2 Swallows Close, Lancing, West Sussex

Thank you for consulting the Environment Agency on the above planning application. We have the reviewed the submitted plans and supporting Flood Risk Assessment (FRA) and have the following comments to make.

Environment Agency Position

We **object** to this application because it has failed to meet the requirements of the second part of the flood risk Exception Test and recommend that planning permission be refused on this basis for the following reasons.

Reasons
The application site lies within Flood Zone 3, according to our Flood Map. There is therefore considered to be a high probability (>1 in 200 year) of flooding at the site, as defined by the national Planning Practice Guidance (PPG) Flood Zone and Flood Risk Tables (PPG Ref. ID: 7-065-20140306).

On the basis that existing ground levels are shown to be between 1.72mAOD and 2.04mAOD, and the 1 in 200 year tidal flood level, including an allowance for climate change (+cc), is 5.35mAOD the site could potentially flood to a depth of 3.63metres

Paragraph 102 of the National Planning Policy Framework (NPPF) requires that proposals in areas of flood risk must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall

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The Flood Zone and Flood Risk Tables in the national Planning Practice Guidance (PPG) make clear that the Exception Test is required for residential development in Flood Zone 3 (PPG Ref. ID: 7-067-20140306).

The application fails to demonstrate that the development is safe and appropriately resilient and resistant to flooding. The submitted FRA only considers options for mitigation, neither of which are represented in the submitted plans.

The most appropriate mitigation identified in the FRA is the raising of finished floor levels above 5.35mAOD, and providing all habitable accommodation at first floor, particularly with regards to providing safe refuge for future occupants.

Overcoming our objection
The applicant can overcome our objection by addressing the above points and submitting plans and ideally a revised FRA that make clear which mitigation measures are being proposed as part of the development.

Once these details have been clarified we will review and provide comments within 21 days of receipt.

Advice to LPA – Sequential Test
In accordance with paragraph 101 of the NPPF, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this

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 RJA Planning & Building Consultants Ltd

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