creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Planning Team
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2022/124689/01
Your ref: AWDM/1774/22

Date: 22 December 2022

Dear Planning Team (FAO: Peter Barnett),

PROPOSED 2NO. BEDROOM ATTACHED HOUSE TO NORTH ELEVATION.

15 LARKFIELD CLOSE, LANCING, WEST SUSSEX, BN15 8DP.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

As this development poses an unacceptable risk to life and property from flooding, we **object** to this application and recommend that planning permission is refused.

Reasons

The site lies within Flood Zone 3a, which is land defined by the Planning Practice Guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property, from tidal inundation would be unacceptable if the development were to be permitted.

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level. The submitted Flood Risk Assessment (FRA) states that the design flood event would result in a flood depth of 3.29 m which is likely to put occupants of both the ground and first floors at risk of flooding. This means there would be no safe refuge within the property.

Overcoming our objection

To overcome our objection, the Applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and property as highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA and we will respond within 21 days of receiving it.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone
Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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