creating a better place
for people and wildlife

Environment Agency

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

Our ref: HA/2020/122461/01
Your ref: AWDM/1174/20

Date: 10 August 2020

Dear Sir or Madam,

AMENDMENTS TO PREVIOUSLY APPROVED AWDM/1697/19: ADDITIONAL ROOF LIGHTS TO FRONT ROOFSLOPE, 3NO. REAR DORMERS (2 WITH JULIET BALCONIES), RAISED TERRACE FOR FULL WIDTH OF PROPERTY AT GROUND FLOOR AT REAR; ALTERATIONS TO FRONT FENESTRATION.

10 BRIGHTON ROAD, LANCING, WEST SUSSEX, BN15 8RH.

Thank you for consulting the Environment Agency on the above application concerning amendments to this previously approved development (ref: AWDM/1697/19).

Our previous comments on this application still stand in relation to the proposed amendments. For ease of reference, those comments are replicated below:

*"**Environment Agency position***

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted plans (ref: Proposed Floor Plans and Elevations, Prepared by G B Services, 10 Brighton Road Lancing West Sussex BN15 8RH, November 2019), and the following mitigation measure it details:

- ***Sleeping accommodation is to be located on the first floor.***

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter

throughout the lifetime of the development.

Reasons

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to the Local Planning Authority and Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your Building Control department. In the meantime, if you would like to find out more about reducing flood damage, please visit the Flood Risk and Coastal Change pages of the Planning Practice Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change).

The following document may also be useful:

Department for Communities and Local Government: Improving the flood performance of new buildings: https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings.

Flood warning service

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding.

To get help during a flood, visit https://www.gov.uk/help-during-flood.

For advice on what do after a flood, visit https://www.gov.uk/after-flood.

Advice to the Local Planning Authority

Flood warning and emergency response

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.

The Planning Practice Guidance (PPG) to the NPPF states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood, and to evacuate before an extreme flood, needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise Local Planning Authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG."

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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