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/2021/123761/03
Your ref: AWDM/2068/21

Date: 01 November 2022

Dear Planning team (FAO: Gary Peck),

DEMOLITION OF EXISTING GARAGES, PROPOSED 7NO. DWELLINGS WITHIN TWO BLOCKS WITH 14 PARKING SPACES, ACCESS OFF GRAVELLY CRESCENT.

GARAGE COMPOUND, GRAVELLY CRESCENT, LANCING, WEST SUSSEX.

Thank you for consulting us in regard to the request to amend the condition previously recommended by us in our letter dated 6 April 2022. Specifically, the request is to amend the condition to allow for sleeping accommodation to be located on the ground floor of one unit (Unit 7 which is a bungalow) so that accessible accommodation can be provided as part of the proposal.

We appreciate that accessible accommodation is important and much needed in the area. However, we are concerned that a potentially vulnerable resident(s) could be housed in a site mapped within current day Flood Zone 3. On that basis, we are **unable to recommend** that the previously recommended condition should be amended to allow for Unit 7 to have ground floor sleeping accommodation. The Local Planning Authority can make their own decision as to whether to allow the proposal to proceed without further recourse to us if they are satisfied that any resident(s) of Unit 7 could be safe in a flooding event, and that any evacuation plan is adequate and approved by their emergency planners. If the Local Planning Authority is minded to amend the condition we would suggest that it is rewritten as follows:

Condition:

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Sustainable Drainage & Flood Risk Assessment, Ref: 15945/03/HOP/SUDS, dated October 2022, V2.0, by HOP Consulting Limited) and the following mitigation measures detailed within the FRA:

- *Internal access to the upper storey of the blocks/buildings is to be maintained for the lifespan of the development and all sleeping accommodation is to be located on the First Floor and above, except for one unit providing a wheelchair accessible, level*

access bungalow dwelling (sections 5.4 & 5.5 of the FRA).

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Please note that this response is specific to this particular site and proposal. We would strongly recommend that any future accessible accommodation is directed to areas within lower risk flood zones.

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

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