From: Tedridge, Louise <Louise.Tedridge@wsp.com>
Sent: 25 October 2024 08:54:01 UTC+00:00
To: "Jason Albon" <jason.albon@adur-worthing.gov.uk>
Subject: RE: Planning Application NOTICE/0015/24 - 291 Tarring Road - Consultation response

Good morning Jason,

Thank you for providing the below information. Following a review, we have noted the following points that demonstrate the application is not in accordance with the NPPF and PPG.

Flood depths:
Flood depths within the proposed building are 30-60cm during the 1 in 100-year storm with an allowance for climate change. Furthermore, sleeping accommodation is proposed on the ground floor which, with the flood depth, is unsafe and dangerous.

Safe access and egress:
As stated in paragraph 44 of the Planning Practise Guidance (PPG) for flood risk and coastal change, 'if the probability of inundation is high, safe access and escape should be maintained for the lifetime of the development'. Furthermore, paragraph 47 of the PPG states 'wherever possible, safe access routes should be provided that are location above design flood levels and which avoid flow paths. Where this is not possible, limited depths of flooding may be acceptable, provided that the proposed access is designed with appropriate signage etc. to make it safe. The acceptable flood depth for safe access will vary depending on flood velocities and the risk of debris within flood water. Even low levels of flooding can pose a risk to people in situ (because of, for example, the presence of unseen hazards and contaminants in floodwater, or the risk that people remaining may require medical attention)'. Currently it is proposed that safe access and egress would rely on a flood warning. Flood warnings for surface water flooding are often unreliable due to the fast nature of surface water flooding, therefore cannot be relied on to provide safe access and egress.

Vulnerability:
The proposed development will increase the property from 'less vulnerable' to 'more vulnerable', as classed within the PPG, and increase the number of people at risk of surface water flooding.

Kind regards,

Louise Tedridge
Graduate Consultant – Water Risk Management
BSc (Hons)
She/her

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From: Jason Albon <jason.albon@adur-worthing.gov.uk>
Sent: 11 October 2024 11:38
To: AdurWorthing-Planning <AdurWorthing-Planning@wsp.com>
Cc: Tedridge, Louise <Louise.Tedridge@wsp.com>
Subject: Planning Application NOTICE/0015/24 - 291 Tarring Road - Consultation response

Good Morning,

I refer to your consultation response for the planning application in the subject field, dated 03/09/2024.

This was communicated with the agent who has now supplied an FRA for your comment, please find attached.

Please be advised the application has been extended due to the delay in getting this information over and the expiry date is now 01/11/2024. Given the application is a prior approval, I would be grateful for a response within a 14-day period.

Kind regards,

Jason Albon
Planning Officer, Planning & Development
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

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