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

**Our ref:** HA/2018/120466/02-L01
**Your ref:** AWDM/0737/18

**Date:** 01 October 2018

Dear Sir/Madam

**(Additional docs - FRA) Detached self-contained annex to side garden (east) for dependent relative**

**40 Old Shoreham Road, Lancing, West Sussex, BN15 0QZ**

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

**Environment Agency Position**

Following the submission of a suitable Flood Risk Assessment we are happy to **remove our outstanding objection subject to the inclusion of the following condition,** in any permission granted.

We consider that planning permission could be granted to the proposed development, as submitted, if the following planning condition is included as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition – Implementation of Flood Risk Assessment
The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) 07 S and the following mitigation measures detailed within the FRA:

1. *Finished floor levels are set no lower than 600mm above Ordnance Datum (AOD).*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason
In line with section 9 of the Planning Practice Guidance of the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change to reduce the risk of flooding to the proposed development and future occupants.

**Advice to Local Planning Authority/Applicant**

Flood proofing
We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Floodline Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy or alternatively go to: http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: http://www.communities.gov.uk/publications/planningandbuilding/improvingflood

Flood emergency response advice
We recommend that the owner/occupants sign up to the Environment Agency Flood Warning Service and have a flood evacuation plan.

The Environment Agency does 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 to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

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.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully

**Mrs Sophie Brown**
**Sustainable Places Planning Advisor**

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cc Ellisdon Architectural Services

End