ADUR
DISTRICT COUNCIL

Executive
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James Appleton

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Contact: Keith Morgan

Planning Additions
22 South Lane West
NEW MALDEN
KT3 5AQ

Our ref: ADC/0121/09

Your ref:

Date: 22 May 2009

Dear Sir/Madam,

Proposed new shopfront and groundfloor rear extension, 391 Brighton Road, Lancing

I enclose a notice granting conditional planning permission.

However, I would draw to your attention that the site concerned is within Flood Risk Zone 3 as identified in the Worthing & Adur Strategic Flood Risk Assessment (which can be viewed on Worthing Council's website).

Under the Government's Planning Policy Statement PPS25 'Development & Flood Risk', a Flood Risk Assessment is required for new development within such areas. However, for minor developments, it has been agreed that reference should be made to the 'standing advice' given by the Environment Agency as to appropriate flood mitigation measures (viewable on-line at:
www.environment-agency.gov.uk/static/documents/Research/AdvisoryCommentssfz2.pdf

Details of recommended mitigation techniques are contained in chapter 6 of the publication 'Improving the Flood Performance of New Buildings' published by DCLG (communities.gov.uk) in 2007. It can be viewed at:
www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Yours sincerely,

Keith Morgan
Planning Services Manager