From: Griggs, David
Sent: 06 December 2017 17:45
To: Gary Peck
Subject: RE: AWDM/0045/17 - Retention of change of use of building from single dwellinghouse to two flats (retrospective)

Hi Gary

You're welcome, and thank you for consulting with your Emergency Planner.

I will provide updated comments formally.

It sounds to me like there isn't any further information that Lloyd would require in order to be satisfied the development is safe, and therefore essentially that the Local Authority accept the risks.

As such, I am minded to remove our objection.

It's worth me pointing out that as he is your Emergency Planner, Lloyd's advice is material and as stated in my previous representations the PPG does guide LPAs to consult their emergency planners on these matters.

Ideally, a Flood Warning and Evacuation Plan would be prepared, in consultation with Lloyd and Ken's local knowledge. It doesn't seem to me that this would be a particularly onerous task for the applicant. Perhaps this could be dealt with by condition (although you'd obviously have to make a call on what an appropriate deadline would be for the submission and approval of that plan).

Cheers
David

From: Gary Peck [mailto:gary.peck@adur-worthing.gov.uk]
Sent: 23 November 2017 15:55
To: PlanningSSD <PlanningSSD@environment-agency.gov.uk>
Subject: Fwd: AWDM/0045/17 - Retention of change of use of building from single dwellinghouse to two flats (retrospective)

Your ref: HA/2017/119349/03-L01 fao David Griggs

David

Thank you for your comments of 3 November.

The comments from my Emergency Planning Officer are below. I must admit I am unsure as to whether this is sufficient to overcome your previous objection - please could you give me any further comments?

Thanks

Gary

---------- Forwarded message ----------
From: **Lloyd Harris** <lloyd.harris@adur-worthing.gov.uk>
Date: 23 November 2017 at 11:33
Subject: Re: AWDM/0045/17 - Retention of change of use of building from single dwellinghouse to two

flats (retrospective)., 158 Brighton Road, Lancing
To: Gary Peck <gary.peck@adur-worthing.gov.uk>
Cc: Ken Argent <ken.argent@adur-worthing.gov.uk>

This is a question of proportionality.
The location to my knowledge has never flooded. If it were to do so, this would be tidal lasting an hour at high tide .The flood zones and mapping are based on an undefended risk. In the event of flooding to any property a multi agency flood plan would be activated and residents flooded in any property would be encouraged to evacuate and attend an Emergency Assistance Centre. If we were to state no building or alterations to dwellings in flood zones, properties being changed or demolished would need to be left vacant for fear of flood thus creating large areas of housing unoccupied.

I would find it hard to justify a decision not to allow any form of construction or alteration as there other properties in the area which acts as a precedent (if allowed)?

From a legal point of view I am unsure whether my advice carries any weight in allowing or objecting to any planning proposals. I can only confidentially comment on response arrangements.

If the EA objects to this I do not and would not challenge their authority on such matters.

I know its a difficult one, but I will have to leave this to the experts and legislation

Lloyd Harris
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Website: http://www.adur-worthing.gov.uk
Address: Digital & Resources Directorate, Town Hall,
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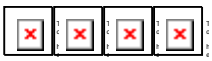

On 22 November 2017 at 15:08, Gary Peck <gary.peck@adur-worthing.gov.uk> wrote:

> Lloyd/Ken
>
> Sorry to come back on this but I think the point is that the single dwelling was on more than 1 floor and so in the event of a flood the occupants would have the ability to go upstairs, but the newly created self contained unit is solely on the ground floor where the EA in the past have required garages etc to be located on new builds hence their objection, Wouldn't that be a difference between a single dwelling and 2 flats, one of which is solely on the ground floor?
>
> Gary
>
> On 8 November 2017 at 17:56, Lloyd Harris <lloyd.harris@adur-worthing.gov.uk> wrote:
>
> > I can only state the following
> > The original single dwelling is located within a flood zone. Any changes from a single dwelling to two flats in my view does not change the current position. I have no recollection of any historical flooding issues. It is recommended by the Environment Agency that any premises within a flood zone should

create a personal flood plan. Should this area flood, it is irrelevant what type of dwelling it is is as all properties would be affected. There is a multi agency flood plan that covers this area and will be activated in the event of flood. Floodline (an opt out service) automatically sends a message to residents within an area at risk of a flooding event.

On 7 Nov 2017 10:32, "Gary Peck" <gary.peck@adur-worthing.gov.uk> wrote:

> Sorry Lloyd - in the sense that the use is existing (which in planning law does not actually make a difference to the consideration of the application) or that the evacuation plan is inadequate.
>
> Gary
>
> On 7 November 2017 at 10:12, Lloyd Harris <lloyd.harris@adur-worthing.gov.uk> wrote:
>
> > I agree with Ken in this.
> >
> > On 6 Nov 2017 13:57, "Ken Argent" <ken.argent@adur-worthing.gov.uk> wrote:
> >
> > > Gary.
> > >
> > > This is a matter of precedence. The property is already used for two separate flats and the application is retrospective.
> > >
> > > If we say no as we should then in theory someone becomes homeless.
> > >
> > > I find it hard to say no because of the existing use and the fact that the bungalows opposite are only one storey.
> > >
> > > However the evacuation plan is to my mind not acceptable – Lloyd will have a centre allocated for this type of emergency and the document should refer to that centre – not the local pub.
> > >
> > > **Ken Argent**
> > > Engineer, Adur & Worthing Councils
> > > Phone: 01903221374
> > > Email: ken.argent@adur-worthing.gov.uk
> > > Website: www.adur-worthing.gov.uk
> > > Address: Engineering Team, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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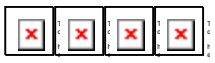
> > > 
> > >
> > > On 6 November 2017 at 12:55, Gary Peck <gary.peck@adur-worthing.gov.uk> wrote:
> > >
> > > > Ken/Lloyd
> > > >
> > > > Please find attached comments from the Environment Agency in respect of the above application. In short, they are objecting to the above planning application unless the Local Authority considers that

the proposed evacuation measures in the event of a flood are acceptable. Lloyd - is this something you are able to comment upon? Ken - appreciate you have commented before but is therefore anything else you wish to add?

Thanks

Gary

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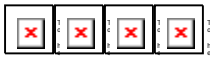
Gary Peck
Planning Services Manager, Adur & Worthing Councils
Phone: 01903221406
Email: gary.peck@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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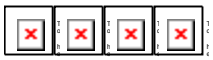

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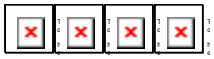

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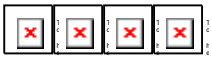

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