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Environment Agency

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

Our ref: HA/2016/118692/02-L01
Your ref: AWDM/1263/16

Date: 1 November 2016

Dear Mr Porter

Erection of 7 no. dwellings in two sets of terraces and boatyard storage, following demolition of exiting dwelling and existing garage

Boathouse, Shopsdam Road, Lancing, West Sussex

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted plans and Flood Risk Assessment (FRA) (Ambiental ref. 2607, dated May 2016) and have the following comments.

Environment Agency Position

In the absence of an adequate FRA, we **object** to the application, as submitted.

Reasons
The FRA submitted with this application does not comply with the requirements set out in paragraph 30 of the national Planning Practice Guidance (PPG) on 'Flood Risk and Coastal Change'. The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to establish whether the measures proposed to deal with the effects and risks, i.e. finished floor levels (FFL), are appropriate.

The submitted section drawings show FFL that are set above the 1 in 200 year undefended scenario tidal flood level. However, these are not mentioned or assessed in the FRA. The FRA should assess whether the FFL proposed are effective, supported by evidence of topographic land level surveys so that the Local Planning Authority can be confident that these are achievable.

Overcoming our objection
The applicant can overcome our objection by submitting an FRA that addresses the above issues, demonstrating that the FFL shown in the plans are assessed in the FRA and supported by evidence that they are achievable.

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If I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Mr David Griggs
Planning Advisor

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cc Prowe Planning Solutions

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