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

Our ref: HA/2013/114170/01-L01
Your ref: AWDM/0372/13

Date: 15 May 2013

Dear Mr Barnett

DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF 2 NO 3 STOREY DWELLINGS (1 X 4 BED, 1 X 3 BED)

OLCOTE 1 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence.

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework (NPPF) if the following measure as detailed in the Flood Risk Assessment (FRA) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Planning Condition

The development permitted by this planning permission shall be carried out in accordance with the approved FRA reference 1541 dated April 2013 and the following mitigation measure detailed within the FRA:

- **Finished floor levels of the new additional property are set no lower than 5 m above Ordnance Datum (AOD).**

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This planning condition is necessary to ensure the development complies with the requirements of the NPPF.

Advice to Local Planning Authority (LPA)

The Environment Agency is satisfied with the proposed application. Replacing the bungalow with a 3 storey house provides a betterment in flood risk terms, as sleeping accommodation is moved above the predicted flood level and safe refuge is provided. We are also satisfied with the mitigation measures proposed for the new build property. Safe access/egress is not possible during a flood event. The FRA makes reference to the need for an emergency plan, however one has not been submitted. Your own LPA should be satisfied that emergency planning is an acceptable method to manage the flood risks in this instance.

We do 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 Technical Guide to the NPPF (paragraph 9) 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 LPA's to formally consider the emergency planning and rescue implications of new development in making their decisions.

I hope the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places East Team Planning Adviser

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cc Venner Lucas Architects LLP

End