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Environment Agency

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

Our ref: HA/2017/119793/01-L01
Your ref: AWDM/1082/17

Date: 3 October 2017

Dear Mr Barnett

Demolition of existing dwelling and erection of new 3-storey three-bedroom townhouse with integral garage on ground floor

206A Brighton 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 and have the following comments.

Environment Agency Position

We have **no objections** to the proposed development, as submitted.

Reasons
The site is located within tidal Flood Zone 3 of our Flood Map. This indicates land with a high probability (1 in 200 year) of flooding from the sea, in accordance with the national Planning Practice Guidance (PPG) (ref. 7-065-20140306).

The 1 in 200 year tidal (undefended level) plus climate change is 5.4mAOD, which should be used when setting levels for habitable rooms, particularly bedrooms.

The proposed development includes habitable accommodation (study) at ground floor, whereas the existing development does not appear to have any habitable accommodation at ground floor.

However, the proposed development is also providing a second floor, which will raise sleeping accommodation well above the existing level and well above the 1 in 200 year

flood level.

Overall, we therefore find that the proposed development is acceptable in this location.

Local flood risk
Many dwellings in Brighton Road suffer with high groundwater levels and damp basements. We would recommend that the ground floor would be better served as use for a garage or utility rooms, unless the basement can be tanked.

West Sussex County Council, the Lead Local Flood Authority, may have more advice on local sources of flooding.

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 Corner Studio Ltd

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