From: Marie O'Keeffe
Sent: 01 May 2018 08:23
To: Marie O'Keeffe
Subject: Fwd: 156 Brighton Road, Lancing - awdm/1921/17

---------- Forwarded message ----------
From: **Lloyd Harris** <lloyd.harris@adur-worthing.gov.uk>
Date: 30 April 2018 at 12:31
Subject: Re: 156 Brighton Road, Lancing - awdm/1921/17
To: Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>

I raise no objections to this planning application. The area is covered by a multi agency flood plan which is a management documents for all responders in the event of a flood. I have no historical evidence to suggest this location is at specific risk other than the flood zone designation.

On 25 Apr 2018 10:33 a.m., "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk> wrote:

> Hi Lloyd
>
> I have been asked to contact you regarding a planning application I am dealing with and comments we have received from the Envt Agency. It is a proposal to replace one house with two backing onto Widewater Lagoon on the south side of Brighton Road, Lancing. It does not include habitable accommodation at front ground floor. The EA's comments are below and the applicant's Flood Risk Assessment is attached with submitted drawings. Any comments please?
>
> *'We have **no objections** to the proposed development, as submitted.*
>
> ***Flood risk***
>
> *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). With regards to the safety of residents from tidal flooding, although introducing a new unit within Flood Zone 3, the proposed redevelopment provides a betterment over the existing situation. The proposals avoid habitable accommodation at ground floor, and provide safe refuge and sleeping accommodation at second floor, above the 1 in 200 year tidal flood level (the design flood event) including an allowance for climate change.*
>
> ***Flood resilience/ resistance***

The FRA establishes several recommendations for flood resilience measures at chapter 7. Ensuring new development in flood risk areas is appropriately flood resilient and resistant is required by paragraph 103 of the National Planning Policy Framework. We recommend that you consult with your building regulations department on the suitability of these measures and whether it would be appropriate to secure any of these by way of condition. We recommend reading the following guidance:

'Improving the flood resilience of new buildings'

'Prepare your property for flooding: A guide for householders and small businesses'

Flood warning and evacuation plan

During a tidal design flood event, external depths would likely preclude safe access and egress and the residents of the dwellings would therefore be reliant on either prior warning and evacuation or on internal safe refuge.

Proposed flood warning and evacuation procedures are covered at section 7.5 of the FRA.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities (LPAs) to formally consider the emergency planning and rescue implications of new development in making their decisions.

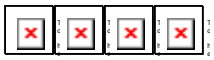
The PPG states that LPAs should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (Ref. 7-054- 20150415).

We therefore recommend seeking comments from the relevant emergency planners.

Please note that it is not our role to assess the detail of flood evacuation or emergency plans. 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.'

--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



--

Marie O'Keeffe
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

