creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Planning team
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2023/124858/02
Your ref: AWDM/0170/23

Date: 05 June 2023

Dear Planning team (FAO: Peter Barnett),

PROPOSED CONSTRUCTION OF TIMBER CLAD WOODEN SELF-CONTAINED CABIN TO THE REAR (SOUTH) GARDEN FOR FAMILY USAGE.

44 BRIGHTON ROAD, LANCING, WEST SUSSEX, BN15 8ET.

Thank you for consulting the Environment Agency on the above application following the submission of a Flood Risk Assessment (FRA).

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We **object** to the proposal as submitted. The site lies within Flood Zone 3, which is land defined by the Planning Practice Guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property within the development from tidal inundation would be unacceptable if the development were to be permitted. The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level and/or no specified arrangements for safe access and egress.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposal will not pose a risk to life and/or property as highlighted above. We would request that a revised FRA uses the undefended modelling scenario to demonstrate how the Finished Floor Levels of the proposed development would still be safe for future occupants, when Climate Change Allowances are taken into account (the current proposed FFLs are likely to need revising). If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA and we will respond within 21 days of receiving it.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone
Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

End