**From:** Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
**Sent:** 06 February 2020 09:01
**To:** Hannah Barker
**Subject:** Re: Meadowsweet, Old Salts Farm Road, Lancing AWDM/1963/19

Hi Hannah,

It is unsurprising that the EA have raised no objection, they do not have a remit for works near/ on ordinary watercourses and so will only be commenting in terms of flood risk. If the application was on main river they would no doubt object on the same grounds as I have.

Kind regards,

On Tue, 4 Feb 2020 at 16:28, Hannah Barker <hannah.barker@adur-worthing.gov.uk> wrote:

> Hi Laura,
>
> I have received this email and therefore EA have no objection.
>
> We will proceed with a recommendation for approval with your comments as an informative.
>
> I hope this is ok - let me know if you have any further comments.
>
> Hannah
>
> Our ref: HA/2019/121834/02-L01
> Your ref: AWDM/1648/19
>
> Date: 27 January 2020
>
> Dear Sir or Madam,
>
> RETENTION OF GARDEN CABIN IN REAR GARDEN AND CHANGE OF USE TO AIRBNB ACCOMMODATION (PART RETROSPECTIVE APPLICATION).
>
> MEADOWSWEET, OLD SALTS FARM ROAD, LANCING, WEST SUSSEX.
>
> Thank you for consulting the Environment Agency on the above application following the submission of a revised Flood Risk Assessment (FRA) as provided by email dated 20 January 2020 from Edward Wang of Wang Dao Architecture.
>
> We have reviewed the information as submitted and set out our position and comments below.
>
> Environment Agency position
>
> We are satisfied that our previous objection to the proposed development (dated 18 December 2019, our ref: HA/2019/121834/01) can be removed.
>
> We have no objection to the retention of the garden cabin on the basis that it is to be used for storage

purposes only, with no sleeping accommodation planned.

Advice to the Local Planning Authority

Please do ensure that the revised FRA submitted by email is uploaded onto your planning portal so that this document is publicly accessible.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

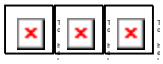
Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525
Email: anna.rabone@environment-agency.gov.uk

**Hannah Barker**
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HH





On Wed, 15 Jan 2020 at 08:37, Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> wrote:

> Hi Hannah,
>
> NOT FOR EXTERNAL USE
>
> I understand that the application is retrospective and am pleased to see that sleeping accommodation will not be provided within the outbuilding. However, I cannot say that such a building on the bank edge is okay as it would set a precedent. It is known that this watercourse is mobile downstream, where significant bank erosion has occurred and where the council has had to spend money and will need to spend further considerable money to secure the bank.
>
> If you were to refuse the application I do not know how well this would go if the application went to appeal having not dealt with such a case previously. I know of a case where a similar activity was completed on a section of main river and the EA enforced, but I do not know of any on ordinary watercourse. Therefore, maybe the course of action is for you to ignore my objection, but I would be very hesitant to change my position publicly. Happy to discuss further over the phone or in person if you wish.
>
> Kind Regards,

On Tue, 14 Jan 2020 at 16:17, Hannah Barker <hannah.barker@adur-worthing.gov.uk> wrote:

Hi Laura,

Please see below your comments in relation to the above application.

This application is retrospective. So the building is already there. The previous application sought consent for air b and b which was already happening at the application site. The previous application was withdrawn as we advised that we could not support such a use. It was recommended that they apply to use the building as an ancillary out building in relation to the main dwelling. I will also arrange for a legal agreement to ensure this is the case.

Therefore I can address your concern in relation to no sleeping accommodation.

In terms of their Riparian responsibility I have been to site and there is access to the side of the building to the watercourse.

I note your comments in relation to possible bank instability, the building was passed under building control in November 2019. I don't know how to proceed here as if I refuse this application due to your objection on bank instability we would have to enforce that the building would need to be demolished. We would need strong justification for such action and this would need to stand up at appeal also.

Please could you reconsider your comments?

thank you for your help,

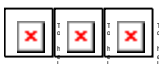
Hannah

**No sleeping accommodation should be provided within the outbuilding. The outbuilding also appears to be sited on the bank of the ordinary watercourse to the rear of the property. This is not appropriate, especially as it is at a location (outside of a bend) which could be more prone to bank instability. The development also restricts the householders ability to access the watercourse and complete maintenance as is their Riparian responsibility.**

**I therefore object to this application.**

**Hannah Barker**
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HH

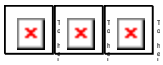




--

**Laura Gibbons**
Engineer, Adur & Worthing Councils
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA





--

**Laura Gibbons**
Engineer, Adur & Worthing Councils
Phone: 01903 221374
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



