

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

Our ref: HA/2025/127318/02
Your ref: AWDM/1520/25
Date: 24 December 2025

Dear Planning team (FAO: Jo Morin),

SUBDIVISION OF EXISTING DWELLING PLOT TO PROVIDE 2 BEDROOM CHALET BUNGALOW STYLE DETACHED HOUSE IN REAR GARDEN WITH PARKING ACCESSED OFF ST JOHN'S AVENUE.

94 MARINE CRESCENT, GORING-BY-SEA, WORTHING, BN12 4JH.

Thank you for uploading the submitted Flood Risk Assessment to the planning portal. We have now reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposal provided that the **following condition be attached to any planning permission granted**, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (dated September 2025) and the following mitigation measures it details:

- **All sleeping accommodation shall be at first floor level or above.**
- **Finished floor levels of shall be set no lower than 4.80 metres above Ordnance Datum (AOD).**
- **All electrics and sockets shall be set no lower than 5.87mAOD above Ordnance Datum (AOD).**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

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

Advice to the Local Planning Authority and Applicant

Flood warning and emergency response

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.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit [Sign up for flood warnings - GOV.UK](#). Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what do after a flood, visit [What to do after a flood - GOV.UK](#).

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
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