

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

Our ref: HA/2025/126949/02
Your ref: AWDM/0706/25
Date: 10 September 2025

Dear Planning team (FAO: Peter Barnett),

**DEMOLITION OF EXISTING BUNGALOW AT 74 OLD SHOREHAM ROAD TO
ENABLE ACCESS TO LAND TO THE REAR FOR THE CONSTRUCTION OF NINE
DWELLINGS ALONG WITH ASSOCIATED INFRASTRUCTURE.**

**SITE OF 74 OLD SHOREHAM ROAD AND LAND SOUTH OF 72 TO 88A OLD
SHOREHAM ROAD, LANCING, WEST SUSSEX.**

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

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

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to consider how people will be kept safe from the identified flood hazards.

Overcoming our objection

To overcome our objection, the Applicant should submit a revised FRA which addresses the points highlighted above. The revised FRA suggests that the first floor finished floor level will be 5.39mAOD. This provides no freeboard. The finished floor levels need to provide **a minimum 600mm freeboard on top of the design flood level**. If this cannot be achieved, we are likely to maintain our objection.

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

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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