creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HS

Our ref: HA/2020/122217/01
Your ref: AWDM/0442/20

Date: 06 May 2020

Dear Sir or Madam,

ERECTION OF DETACHED TWO-STOREY FLAT ROOFED THREE BEDROOM HOUSE WITH 2NO. CAR PARKING SPACES AT THE FRONT((AMENDMENT TO PLANNING PERMISSION AWDM/1263/18). AMENDMENTS INCLUDE 'SQUARING OFF' REAR ELEVATION, INCREASED PROJECTION OF FRONT ELEVATION AND SUBSEQUENT REDUCTION IN DEPTH OF FRONT BALCONY, RELOCATION OF ENTRANCE DOOR TO WEST SIDE, REMOVAL OF REAR PARKING SPACES, REMOVAL OF SIDE PROJECTIONS, CONSTRUCTION OF EXTENSION TO SIDE OF EXISTING GARAGE TO FORM HOBBY ROOM.

LAND BETWEEN 43 AND 45 OLD FORT ROAD, SHOREHAM-BY-SEA, WEST SUSSEX.

Our flood risk team have now had an opportunity to consider the additional information provided to us by email dated 28 April 2020 from Mr Peter Barnett (Principal Planning Officer, Adur & Worthing Councils) which included the previous Flood Risk Assessment (FRA) submitted with application ref: AWDM/1263/18, and an email from the Applicant also dated 28 April 2020.

Considering the location of the proposed development and that the first floor can still be used as safe refuge (even considering the new climate change allowances), we agree that the proposed mitigation measures are still valid. Therefore, we can accept the old FRA from the previous planning application in 2018 (ref: AWDM/1263/18) and can remove our previous objection to the proposal (dated 17 March 2020, our ref: HA/2020/122122/01), 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

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 3549, December 2017, Ambiental) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 300 millimetres above ground level.**

- **There shall be no sleeping accommodation located on the ground floor.**

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.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Advice to the Local Planning Authority and Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your Building Control department. In the meantime, if you would like to find out more about reducing flood damage, please visit the Flood Risk and Coastal Change pages of the Planning Practice Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change).

The following document may also be useful:
https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings.

Advice to the Local Planning Authority

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.

The Planning Practice Guidance (PPG) to the National Planning Policy Framework 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

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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 consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

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
Direct e-mail: anna.rabone@environment-agency.gov.uk

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