creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Development Control
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2020/122521/02
Your ref: AWDM/1280/20

Date: 21 October 2020

Dear Sir or Madam,

CONVERSION AND EXTENSION OF EXISTING GARAGE BLOCK TO A SELF-CONTAINED 1 BEDROOM ANNEX AND LINK TO MAIN HOUSE, TOGETHER WITH A NEW ATTACHED GARAGE TO THE FRONT ON THE WEST (FRONT); RE-ORDERING OF GROUND FLOOR; A FIRST FLOOR EXTENSION OVER THE GROUND FLOOR LINK (TO PROVIDE BEDROOM); A FIRST FLOOR EXTENSION TO THE EAST (FRONT); AND A FIRST FLOOR LOWER AND RAISED TERRACE TO SOUTH ELEVATION; TOGETHER WITH ALTERATIONS OF EXTERNAL FEATURES SUCH AS MATERIALS AND WINDOWS IN ORDER TO IMPLEMENT THE CHANGES.

38 OLD FORT ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5RJ.

Thank you for consulting the Environment Agency on the above application following the submission of amended plans.

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 proposal can be removed (as per our letter dated 10 September 2020, our ref: HA/2020/122521/01), 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 (dated 13/08/2020) and amended plans (dated 18/09/2020) and the following mitigation measures detailed therein:

- **The finished floor levels shall be set no lower than existing;**
- **Flood resilient and resistant measures shall be incorporated where appropriate; and**
- **No bedrooms shall be placed 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.

Reason

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.

Please notify us immediately if you are unable to apply our suggested condition, to allow further consideration and advice.

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 (NPPF) 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 163 of the NPPF and the guiding principles of the PPG.

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. 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.

Further guidance on flood resistance and resilience measures can also be found using the following links:

Government guidance on flood resilient construction -
https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

CIRIA Code of Practice for property flood resilience –

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience_.aspx

British Standard 85500 – Flood resistant and resilient construction –

https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686

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

Environment Agency
Oving Road, Chichester, West Sussex, PO20 2AG.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..