creating a better place
for people and wildlife

Environment Agency

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

Our ref: HA/2025/127228/01
Your ref: AWDM/1421/25

Date: 24 November 2025

Dear Planning team (FAO: Peter Barnett),

ERECTION OF TWO BEDROOM CHALET BUNGALOW.

LAND TO THE WEST OF 2 BRIGHTON ROAD, BRIGHTON ROAD, LANCING, BN15 8RH.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below. We note that the proposal remains the same as for application ref: AWDM/0095/25.

Environment Agency position

We have **no objection** to the proposed development as submitted, **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 June 2025) and the following mitigation measures it details:

- **All sleeping accommodation shall be at First Floor level or above.**
- **Finished floor levels shall be set no lower than 6.30 metres 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.

Cont/d..

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

Resilience of development to beach management operations and potential impact on sea defences

The Environment Agency has a legal right of way immediately adjacent to the Southern boundary of the proposed development to move and replenish shingle on the beach at this location, as part of its beach management operations from Shoreham Fort to Lancing. We therefore require the access route to be kept clear at all times. Our beach management operations must not be compromised at any time. Given the proximity to the beach of the development, the applicant should factor into their design the effects of heavy plant movement immediately adjacent to the development and ensure that buildings are constructed to a standard that can withstand the effects of any vibrations caused by these movements.

The Local Planning Authority should satisfy themselves that any new development does not affect the integrity of the sea defence and will be safe for its lifetime from the effects of coastal erosion.

Advice to the Applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

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