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/2025/127201/02
Your ref: AWDM/1246/25

Date: 24 November 2025

Dear Planning team (FAO: Marie O'Keefe),

EXISTING FIRST FLOOR TIMBER BALCONY TO BE REPLACED AND ENLARGED ALONG WITH THE ADDITION OF A NEW STAIRCASE PROVIDING ACCESS TO THE GARDEN. SINGLE STOREY FRONTAGE OUTBUILDING TO INCLUDE GARDEN ROOM, SHOWER ROOM AND STORAGE. SWIMMING POOL, SAUNA BUILDING AND OUTDOOR KITCHEN, GARDEN STORAGE BUILDING AND BIN STORE. FENESTRATION ALTERATIONS AND NEW ZINC ROOF WITH ROOFLIGHTS. (REVISED DESCRIPTION).

154 OLD FORT ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5HL.

Thank you for consulting the Environment Agency on the above application following the submission of a revised Flood Risk Assessment and revised 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 (as per our letter dated 14 November 2025) can be removed, **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 (ref 0750.FRA.00, dated November 2025, by ABIR Architects) and the following mitigation measure it details:

- **The single storey outbuilding is not to be occupied as a separate dwelling and/or contain any sleeping accommodation (its intended use is as a gym or crafting room and storage).**

The measure 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.

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

Advice to the Applicant

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
Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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