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for people and wildlife

Environment Agency

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

Our ref: HA/2019/121804/02-L01
Your ref: AWDM/1778/19

Date: 09 March 2020

Dear Sir or Madam,

DEMOLITION OF EXISTING BOATHOUSE AND ERECTION OF ONE AND HALF STOREY GARDEN ANNEX BUILDING.

59 RIVERSIDE ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5RB.

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

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 (dated 10 December 2019, our ref: HA/2019/121804/01) 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

The development shall be carried out in accordance with the submitted Flood Risk Assessment (submitted February 2020 by UNDA Consulting Ltd.) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 300mm above maximum adjacent ground levels;**
- **Physical design mitigation measures shall be implemented as set out in section 6.3 of the Flood Risk Assessment; and**
- **Access shall be maintained to upper floors of the main residential property to**

ensure safe refuge.

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.

Advice to the Applicant

Environmental permit

Although the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place within 16 meters of a tidal river and/or 16 meters of a tidal flood defence structure, we acknowledge through the submitted details that the works being carried out will be within the perimeters of the existing property, thus will not obstruct any access routes nor disrupt the Adur Tidal Wall.

Therefore, we do not require the Applicant to obtain a Flood Risk Activity Permit on this occasion.

Flood warning service

We strongly recommend that the Applicant/occupants sign up to our flood warning service. This is a free service. Further details on the service can be found here - https://www.gov.uk/sign-up-for-flood-warnings.

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 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 Planning Practice Guidance.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: AWDM/1778/19.

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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