

Adur & Worthing Councils - Planning
Policy
Richmond Road, Worthing, BN11 1LF

Reference: PA-0004227/01
Customer reference: AWD/1591/25
26 May 2026

Demolition of garage and construction of a 2 storey, 3 bedroom attached house.

6 Fishermans Walk, Shoreham-by-Sea, BN43 5LW.

Dear Planning Officer,

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

Please find our position and comments set out below.

Environment Agency position

As this development poses an unacceptable risk to life from flooding, we **object** to this application and recommend that planning permission is refused.

Reasons

The site lies within Flood Zone 3a, which is land defined by the planning practice guidance as having a high probability of flooding. Notwithstanding the mitigation measures proposed, the risk to life and/or property from tidal inundation would be unacceptable if the development were to be permitted.

The application does not demonstrate that occupants can remain safe for the lifetime of the development when allowances for climate change are taken into consideration. There is insufficient flood risk mitigation up to the design flood level and no specified arrangements for safe access and egress. Finished floor levels of the first floor are not high enough to provide 600mm freeboard above the design flood level.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposed development will not pose a risk to life as highlighted above. If this cannot be achieved, we are likely to maintain our objection.

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for people and wildlife



Please re-consult us if a revised Flood Risk Assessment is submitted and we will respond within 21 days of re-consultation.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

Anna Rabone, Sustainable Places Technical Advisor

+442077140525

planningssd@environment-agency.gov.uk

Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR