

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

Our ref: HA/2025/126792/01
Your ref: AWDM/0526/25
Date: 02 June 2025

Dear Planning team (FAO: Rebekah Hincke),

PROPOSED RESIDENTIAL UNIT (USE CLASS C3) WITHIN ROOF SPACE WITH REAR DORMERS, FRONT AND REAR ROOFLIGHTS AND PV PANELS.

79 - 181 BRIGHTON ROAD, WORTHING, WEST SUSSEX, BN11 2EX.

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

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have **no objection** to the proposal as submitted.

The applicant should note that the Product 4 data provided is for another site and not related to this application. In future, the applicant must use site-specific product data and the climate change allowances provided from this data.

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 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.

We strongly advise the Local Planning Authority to formally consider the emergency planning and rescue implications of the 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 the National Planning Policy Framework and the guiding principles of the PPG.

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 <https://www.gov.uk/sign-up-for-flood-warnings>. 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 <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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