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/2022/124294/02
Your ref: AWDM/1062/22

Date: 20 September 2022

Dear Planning Team (FAO: Peter Barnett),

DEMOLITION OF EXISTING BUNGALOW, REPLACED BY 3-STOREY DETACHED 4 BEDROOM DWELLING, WITH DOUBLE GARAGE AND BIN/BIKE STORE TO FRONT.

64 OLD FORT ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5HA.

Thank you for consulting the Environment Agency on the above application following the submission of a revised Flood Risk Assessment (Project No. 23748, Version 1.1, dated 2 September 2022, by The Civil Engineering Practice).

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 12 July 2022) 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 permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Project No. 23748, Version 1.1, dated 2 September 2022, by The Civil Engineering Practice) and the following mitigation measures detailed within the FRA:

- **The Finished Floor level of the development must be set no lower than 6.3mAOD (sections 6.2.2 and 8.3 of the FRA).**
- **All sleeping accommodation is to be located on the First Floor and above (sections 6.2.4 and 8.3 of the FRA).**
- **Construction of the ground floor will be undertaken using flood resilient**

materials to a minimum level of 7.06m AOD (sections 6.2.3 and 8.3 of the FRA).

- **There will be provision of a flood defence wall surrounding the property and equipped flood gates so as to afford protection to the site against a future year 2115 predicted 1:200 year tidal flood event (sections 6.2.1 and 8.3 of the FRA).**

These mitigation measures shall be fully implemented prior to occupation.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To ensure the safety of the 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 Local Planning Authority and Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, please visit the Flood Risk and Coastal Change pages of the Planning Practice Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change).

Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction
https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience_.aspx

British Standard 85500 – Flood resistant and resilient construction
https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686

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

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