creating a better place
for people and wildlife

Environment Agency

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

Our ref: HA/2021/123278/01
Your ref: AWDM/0704/21

Date: 21 June 2021

Dear Sir or Madam,

PROPOSED TWO STOREY EXTENSIONS TO THE NORTH (SIDE) AND WEST (REAR) ELEVATIONS. CHANGE OF USE FROM SINGLE DWELLING HOUSE TO BED AND BREAKFAST ACCOMMODATION.

1 STEYNING ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5NG.

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

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

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in the Planning Practice Guidance for Flood Risk and Coastal Change (paragraphs 30 to 32). The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Consider how placing bedrooms on the ground floor poses a threat to life to occupants of the site;
- Consider how people will be kept safe from the identified flood hazards; and
- Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

Overcoming our objection

To overcome our objection, the Applicant should submit a revised FRA and plans which address the points highlighted above.

Due to the location of the property within Flood Zone 3, it is unsafe to place any bedrooms on the ground floor. Therefore, the Applicant should revise the submitted plans. Because of the levels of flood risk, we also require a more detailed Flood Risk Assessment which outlines finished floor levels, flood mitigation measures and includes details on emergency and evacuation plans.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

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 Planning Practice Guidance for Flood Risk and Coastal Change (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

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

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