
Householder Application

1 message

Outlook team [REDACTED]

26 April 2026 at 20:50

To: [REDACTED] >
Cc: [REDACTED]

Planning Submission

25 April 2026
13:14

This application is made in response to AWDM/1058/24 a application to vary Condition 15, which on appeal (APP/Y3805/W/25/3359461) was dismissed by the Planning Inspectorate on the 23rd July 2025.

Having read the dismissal in detail we refer you to the following matters contained therein : -

Item 6. Preliminary Matters and Main Issues

The main issue is therefore whether the Lower Ground Floors could be used for sleeping accommodation, having regard to the flood risk from surface water.

Item 7. Reasons

Based on the ground levels and potential depth of flooding, the lowest floor level required to avoid the houses being flooded is said to be 6.13 AOD. However, as built, water could enter the lower ground floor areas of the houses. As this could potentially occur quickly it would thus pose a risk to life if someone were asleep in the lower ground floor accommodation.

Item 8. Reasons

This calculation is based on the Environmental Agency Surface Water Maps and the originally submitted Flood Risk Assessment. I have not been provided with a Site-specific modelling which provides alternative or more accurate figures.

Note : We have now provided a "Site Specific Flood Risk Assessment" dated the 15th April 2026 which contain the most updated modelling figures provided by the list of references named by ECO -360 in their report.

Item 11. Reasons

Condition 14 of the original planning permission (AWDM/2007/21) required details of the surface drainage scheme for the development. Details have previously been provided and were agreed by the Council. I do not doubt that the information and evidence submitted to discharge the condition was extensive.

However, there is nothing before me to indicate that it addressed the issue of surface water flooding.

Indeed had the condition been seeking to address that matter, there would logically have been no need for the restriction on the use of the lower ground floors.

Note : By the introduction of a permanent fixed flood barrier at a level of 6.16 AOD as mitigating measure, we have addressed the issue of surface water flooding, and therefore no reason for any restriction on the use of the lower ground floor.

Item 13. Reasons

Overall, the information and evidence before me does not provide the level of certainty that at this stage any residual flooding risk can be safely managed.

It is open to the appellant to discuss the matter further with the Council but the approach for allowing development in areas at risk of flooding, as set out in the National Planning Policy Framework (the Framework), cannot currently be demonstrated. I do not therefore have a sufficiently robust basis on which to agree to the variation of the condition.

Note : We wrote to the council on the 12/11/25 for a meeting to discuss fully the Inspectorates dismissal letter together with the mitigating measures we proposed. A Zoom meeting was agreed for the 15/01/26 at which the following persons attended Hannah Barker - Adur Planning Officer, Katherine Waters - WSP Consultant, David and Brenda Collins - Owners. We discussed and agreed that a permanent flood barrier was acceptable as a mitigating measure

SITE SPECIFIC FLOOD RISK ASSESSMENT dated 15/04/26

Item 1.1 Project Overview

The main focus was on Surface Water Flooding as the Planning Inspectorate had mentioned in his dismissal, which states that the appropriate flood mitigation and resistance measures demonstrate that the development can remain safe for its lifetime without increasing flood risk elsewhere.

Item 2.4 Lifetime of Development - 2nd paragraph

This assessment has therefore been undertaken on the basis that the existing, including the proposed use of the lower ground floor, must remain safe from flooding over this period, taking into account of the potential effects of climate change.

Item 6.3 Proposed Flood Mitigation Measure

The provision of a permanent G.I. Steel Flood Barrier with a crest level of 6.16 AOD which exceeds.

- . Modelled tidal flood levels under defended conditions.
- . Modelled levels under climate change scenarios.
- . The Min level of 6.13 AOD identified by the Planning Inspectorate.

This provides a physical barrier to reduce the potential of flood water ingress to the lower ground floor during extreme events including residual risk scenarios associated with defence exceedance or failure.

Item 6.6 Overall Conclusion (bullet points 5 and 6)

- . The lower ground floor is adequately protected through site specific mitigation measures.
- , The development will remain safe for its lifetime, taking into account of climate change.