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/2024/125781/03
Your ref: AWDM/0284/24

Date: 28 June 2024

Dear Planning team (FAO: Gary Peck),

DEVELOPMENT OF A REPLACEMENT HOUSE BOAT (RETROSPECTIVE).

26 RIVERBANK, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5YH.

Thank you for consulting the Environment Agency on the above application following the submission of additional plans.

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 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 – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: MC0446 Prepared by Meridian - April 2024) and the following additional mitigation measures:

- All buildings located on the decking area (as identified in drawing no: Kingfisher 3/1.0, dated 23 May 2024) shall not be used for sleeping accommodation.

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

Advice to the Applicant

Flood risk activity permit

All works undertaken to the decking and associated outbuildings should have

acquired a Flood Risk Activity Permit from us prior to commencement under the Environmental Permitting (England and Wales) Regulations 2016. Please contact PSOwestsussex@environment-agency.gov.uk with details about the works that have already been completed.

The Applicant must follow the below advice for any future works including maintenance and repair.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance, please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

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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