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/2020/122330/02
Your ref: AWDM/0634/20

Date: 20 July 2020

Dear Sir or Madam,

PROPOSED 7NO. ONE BEDROOM APARTMENTS IN 2-4 STOREY BUILDING WITH SOUTH FACING BALCONIES AND PV PANELS TO EAST ELEVATION.

LAND SOUTH OF 35 TO 37 HIGH STREET, SHOREHAM-BY-SEA, WEST SUSSEX.

We have reviewed a letter dated 7 July 2020 from Ms Emma Jeffrey (Senior Consultant at Unda Consulting Limited, ref: 89595-Stickland-HighSt-LetterV1-070720) providing additional information in regard to the above application.

Our position and comments are set out below.

Environment Agency position

In light of the additional information provided, we are satisfied that our previous objection can be removed (as per our letter dated 2 July 2020, our ref: HA/2020/122330/01), 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 shall be carried out in accordance with the submitted Flood Risk Assessment (dated April 2020, ref: 89595-Stickland-HighSt) and a letter dated 7 July 2020 from Unda Consulting Limited (ref: 89595-Stickland-HighSt-LetterV1-070720) and in particular the following mitigation measure detailed therein:

- **Finished floor levels shall be set no lower than 6.10m above Ordnance Datum (AOD).**

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter

throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed 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.

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 NPPF 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.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise Local Planning Authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

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. In the meantime, 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.

The following document may also be useful:

Department for Communities and Local Government: Improving the flood performance of new buildings: https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings.

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.

Advice to the Applicant

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') 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 culvert (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; and/or
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

To enquire about the potential need for a permit, the Applicant should contact our National Customer Contact Centre on 03702 422 549 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to consult with us at the earliest opportunity.

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.

Cont/d..

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: AWDM/0634/20.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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