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/2022/124594/01
Your ref: AWDM/1398/19

Date: 21 November 2022

Dear Planning team (FAO: Peter Barnett),

CHANGE OF USE OF THE JETTY TO ENABLE RESIDENTIAL OCCUPANCY OF THE 2NO. EXISTING BOATS MOORED EITHER SIDE OF THE JETTY (MOORINGS REAR OF 5 RIVERSIDE ROAD).

SUSSEX YACHT CLUB BOAT HOUSE, LOWER BEACH ROAD, SHOREHAM-BY-SEA, WEST SUSSEX.

Further to the email dated 2 November 2022 from Peter Barnett (Principal Planning Officer), we have reviewed the above application as requested.

We are satisfied that our previous objection (as per our letter dated 16 October 2019, our ref: HA/2019/121609/02) 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) (dated September 2019) and the following mitigation measures detailed within the FRA:

- **The owner/occupier should sign up with the Environment Agency Flood Warning system.**

- **An evacuation plan made to the satisfaction of the Local Planning Authority's emergency planners, should be made available to the occupier to ensure safe access and egress routes to non-flooded areas are available in case, for example, power or water supplies are lost which will make the houseboat no longer safe or habitable.**

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.

Cont/d..

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 gates

There are two flood gates in operation at Waterside Inn, Shoreham-by-Sea, which impact on access and egress to this site. These are operated by the Environment Agency and our closed two hours before high tide as part of our flood risk operations, meaning occupants should evacuate well in advance of high tide when flood events are forecast. We would strongly advise that this is considered when the Local Planning Authority reviews the Applicant's evacuation plan.

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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