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/2023/124858/01
Your ref: AWDM/0170/23

Date: 03 March 2023

Dear Planning team (FAO: Peter Barnett),

PROPOSED CONSTRUCTION OF TIMBER CLAD WOODEN SELF-CONTAINED CABIN TO THE REAR (SOUTH) GARDEN FOR FAMILY USAGE.

44 BRIGHTON ROAD, LANCING, WEST SUSSEX, BN15 8ET.

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.

We would request that a revised FRA considers the undefended modelling scenarios, and uses the most up-to-date climate change allowances available, to demonstrate how the proposed development is safe, without increasing risk elsewhere.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 22 of the Planning Practice Guidance for Flood Risk and Coastal Change. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Consider how a range of flooding events (including extreme events) will affect people and property.

- Take the impacts of climate change into account and show that the development is still safe from flood risk. We would advise the applicant to look at the guidance on Climate Change Allowances.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA and amended plans which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. We would recommend that the finished floor levels are reconsidered given that the proposal includes ground floor sleeping accommodation.

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

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

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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