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/2020/122018/02-L01
Your ref: AWDM/1044/19

Date: 26 March 2020

Dear Sir or Madam,

REMODELLING AND EXTENSION OF EXISTING BUNGALOW TO FORM TWO STOREY DWELLING, INCLUDING RAISED RIDGE HEIGHT. DEMOLITION OF EXISTING SIDE (WEST) EXTENSION AND REAR (SOUTH) CONSERVATORY AND CONSTRUCTION OF PART TWO STOREY/PART SINGLE STOREY EXTENSION TO WEST SIDE ELEVATION AND SINGLE STOREY EXTENSION TO REAR (SOUTH) ELEVATION WITH ROOF TERRACE OVER TO SIDE AND REAR. NEW ROOF OVER GARAGE.

1 SOUTH BEACH, BEACH ROAD, SHOREHAM-BY-SEA, WEST SUSSEX.

Thank you for consulting the Environment Agency on the above application following the submission of additional/revised information.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

Following a review of the further comments of the Flood Risk Assessment (FRA) submitted, we have checked the modelled flood levels for this site which are below the finished floor level of the ground floor. Therefore, alongside flood mitigation and resilience design measures implemented on site and a betterment provided with first floor refuge, we are satisfied that our previous objection can be removed.

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 National Planning Policy Framework (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, you can visit the webpage of the Planning Practice Guidance for Flood Risk and Coastal Change (https://www.gov.uk/guidance/flood-risk-and-coastal-change).

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.

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/1044/19.

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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Cont/d..