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/2023/124745/01
Your ref: AWDM/2021/22

Date: 19 January 2023

Dear Planning Team (Peter Barnett),

DEMOLITION OF EXISTING TWO STOREY HOUSE AND CONSTRUCTION OF A THREE STOREY FLAT ROOFED 4 BEDROOM LINK DETACHED DWELLING WITH BALCONY AT FIRST FLOOR AND TERRACE AT SECOND FLOOR SOUTH ELEVATIONS AND TWO AIR SOURCE HEAT PUMPS. VARIATION OF CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/1544/21.

114 OLD FORT ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5HB.

Thank you for the consulting the Environment Agency on the above application seeking variation of Condition 1 (Approved Plans).

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

Environment Agency position

We have no comments on the variation of Condition 1 and are satisfied that our previous response still applies as copied below for ease of reference

"We request 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 (FRA) ('Flood Risk Assessment, 6040, 114 Old Fort Road, Shoreham, BN43 5HB', ref: 6040, dated: 04/02/2021, by Ambiental Environmental Assessment) and the following mitigation measures it details:

- ***Section 7.4 of the FRA - Sleeping accommodation should be raised above the 1:200-year 70% Climate Change (Upper End) 2125 epoch flood level (7.48mAOD). Sleeping accommodation will need to be provided at the first-floor level.***

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

The measures 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.

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 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 (https://www.gov.uk/guidance/flood-risk-and-coastal-change).

The following documents may also be useful:

Government guidance on flood resilient construction
https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

CIRIA Code of Practice for property flood resilience
https://www.ciria.org/CIRIA/Resources/Free_CIRIA_publications/Resources/Free_CIRIA_publications.aspx?hkey=622b85b3-7d21-4e59-8093-459571496a0a

British Standard 85500 – Flood resistant and resilient construction
https://shop.bsigroup.com/products/flood-resistant-and-resilient-construction-guide-to-improving-the-flood-performance-of-buildings?pid=000000000030299686

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."

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

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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