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/2025/127234/02
Your ref: AWDM/1377/25

Date: 05 January 2026

Dear Planning team (FAO: Peter Barnett),

RETENTION OF DETACHED OUTBUILDING FOR STORAGE. RENOVATION OF EXISTING JETTY AND CHANGE OF USE FROM MOORING OF LEISURE CRAFT BOATS TO MOORING OF UP TO SIX RESIDENTIAL HOUSEBOATS.

JETTY ADJACENT 31 RIVERSIDE ROAD, WEST SUSSEX, SHOREHAM-BY-SEA, BN43 5RB.

Thank you for reconsulting the Environment Agency on the above application following the submission of an updated Flood Risk Assessment.

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

Environment Agency position

We have **no objection** to the proposal as submitted.

Advice to the Applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption 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 culverted main river (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
- on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506

506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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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