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/2020/122834/01
Your ref: NOTICE/0022/20

Date: 08 January 2021

Dear Sir or Madam,

APPLICATION FOR PRIOR APPROVAL OF PROPOSED CHANGE OF USE OF AN OFFICE (USE CLASS B1A) TO FORM 1NO. RESIDENTIAL UNIT (USE CLASS C3) AT GROUND FLOOR LEVEL.

6 TOWN QUAY, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5DS.

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 a Flood Risk Assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reasons

The document labeled as an FRA on the planning portal is not actually an FRA, it is a contaminated land screening report.

The application site lies within Flood Zone 3, which is land defined by the Planning Practice Guidance for Flood Risk and Coastal Change as having a high probability of flooding. The National Planning Policy Framework (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the Applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at: https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications.

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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Cont/d..