

Adur & Worthing Councils - Development  
Control  
RICHMOND ROAD, WORTHING, BN11  
1LF

Reference: PA-0006691/03  
Customer reference: AWD/0626/26  
14 September 2026

**Demolition of existing chalet bungalow and erection of a three-storey house.**

**54 Old Fort Road, Shoreham-by-sea, West Sussex, BN43 5RJ.**

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application following the submission of further information.

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

**Environment Agency position**

We are satisfied that **our previous objection to the proposal** (as per our letter dated 10 August 2026) **can be removed, provided 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 – Flood risk**

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 0766.FRA.001.B/ May 2026) and the following mitigation measure it details:

- Finished floor levels shall be set no lower than 6.70 metres above Ordnance Datum (AOD).

This mitigation measure 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.

### **Advice to the Applicant**

#### Environmental permit – flood risk activities

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](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](mailto: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.

*Sign up for flood warnings*

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit [Sign up for flood warnings - GOV.UK](#). 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 [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](#).

If you have any questions regarding our response, please contact [planningssd@environment-agency.gov.uk](mailto:planningssd@environment-agency.gov.uk).

Yours sincerely,

Anna Rabone, Sustainable Places Technical Specialist MRTPI  
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