

Adur & Worthing Councils - Development
Control
Richmond Road, Worthing, BN11 1LF

Reference: PA-0010022/01
Customer reference: AWD/0810/26
13 August 2026

New development comprising the erection of 10 no. dwellings following the demolition of existing agricultural barns.

Land and Barns New Salts Farm, New Salts Farm Road, Lancing, West Sussex.

Dear Planning Officer,

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

We have **no objection** to the proposal **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 27 May 2026/ 33646-HML-XX-XX-RP U-870001/Barns at New Salts Farm, Shoreham-by-Sea NSF Barns Ltd/Hilson Moran) and the following mitigation measures it details:

- Finished first floor levels shall be set no lower than 5.34 metres above Ordnance Datum (AOD).

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.

Advice to the Local Planning Authority and Applicant

Proposals for evacuation/safe refuge

We recognise that the access/egress routes for this site are entirely within Flood Zone 3. However, the adequacy of rescue or evacuation arrangements, or of emergency plans are not issues within the Environment Agency's direct remit or expertise. Planning practice guidance (PPG) 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. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals included within the FRA are safe in accordance with paragraph 181 (inc. footnote 63) of the National Planning Policy Framework and the guiding principles of the PPG.

Risks from floating vehicles during flood event

This development has been proposed within an area identified as being at risk of flooding and includes the provision of car parking within buildings. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any relevant building will be constructed in such a way that vehicles floating or displaced as a result of flooding, would not jeopardise its structural stability.

In addition, the applicant should ensure that any sensitive infrastructure such as gas and water pipes or electrical cabling are located and designed to withstand the potential impacts of floating or displaced vehicles.

Signing 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.

Yours sincerely,

Anna Rabone, Sustainable Places Technical Specialist MRTPI

National Contact Centre: 03708 506 506

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