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/2021/123191/01
Your ref: AWDM/0801/21

Date: 21 May 2021

Dear Sir or Madam,

CHANGE OF USE OF PART OF GROUND FLOOR COMMERCIAL UNIT TO DENTAL PRACTICE (USE CLASS E).

81 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6DG.

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 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 (issue no 1, project number 42285, dated March 2012, by Dixon Hurst Kemp Ltd) and the following mitigation measures it details:

- **Finished floor levels shall be set no lower than 5.57 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 measure 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

FRA

Although the submitted FRA is dated March 2012, as this is for commercial use we will not request that it is updated on a pragmatic basis. Please note that this approach is specific to this application, and we may require FRAs to be updated for other applications even if they are similar proposals.

Flood mitigation

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures.

Further guidance on preparing properties for flooding can be found at – https://www.gov.uk/government/publications/prepare-your-property-for-flooding.

Advice to the Local Planning Authority

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance (PPG) to the National Planning Policy Framework 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. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. 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 are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information relating to this application ref: AWDM/0801/21.

Yours faithfully,

Miss Anna Rabone
Sustainable Places Advisor

Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

Environment Agency
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Cont/d..