Our ref: HA/2019/121382/01-L01
Your ref: AWDM/0899/19

Date: 24 June 2019

Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Dear Sir/Madam

DEMOLITION OF EXISTING BOATHOUSE AND ERECTION OF 2 STOREY GARDEN ANNEX BUILDING 59 RIVERSIDE ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5RB

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position
The Environment Agency requests that the following condition be attached to any planning permission granted, and that the details in relation to these condition be submitted and approved by the Local Planning Authority.The proposed development will only meet the National Planning Policy Framework's requirements if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (submitted August 2018 by UNDA Consulting Ltd.) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 300mm above external ground levels
- Flood resistant design measures shall be implemented as set out in section 6.3 of the Flood Risk Assessment

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.

Reason
To reduce the risk of flooding to the proposed development and future occupants.

Advice to applicant
Although the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place within 16 meters of a tidal river and/or 16 meters of a tidal flood defence structure, we acknowledge through the submitted details that the works being carried out will be within the perimeters of the existing property, thus will not obstruct any access routes nor disrupt the Adur Tidal Wall.

Therefore, we **do not** require the applicant to obtain a Flood Risk Activity Permit on this occasion.

Advice to LPA
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 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 consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk

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