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

Our ref: HA/2013/114814/01-L01
Your ref: AWDM/1098/13

Date: 16 October 2013

Dear Mr Barnett

2 STOREY NORTH EXTENSION TO CREATE ACCOMMODATION BLOCK, SINGLE STOREY EXTENSION TO CREATE ADDITIONAL FACILITIES INCLUDING NEW ENTRANCE AND CAFE

ADUR OUTDOOR ACTIVITIES CENTRE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence. I can confirm the Environment Agency has no objection in principle to the proposal as submitted but we would, however, wish the following to be taken into consideration:

Although there is a residential component to this proposal, we would consider this to be a 'less vulnerable' use under National Planning Policy Framework (NPPF) Technical Guidance.

The predicted 1 in 200 year surge tide level for the year 2070
(climate change allowance for 'less vulnerable' uses) is around 4.7mAOD. Therefore, even without the proposed flood defences (or in the event of their failure) we would expect only 20-30cm depth of internal flooding.

However, we would recommend that all accommodation be moved to the first floor.

I trust the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places East Team Planning Adviser

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cc Marshall Clark

End