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

Our ref: HA/2015/116819/01-L01
Your ref: AWDM/0056/15

Date: 14 April 2015

Dear Mr Barnett

CHANGE OF USE FROM SMALL LOCK UP OFFICE AND TWO GARAGES TO 1 BEDROOM GROUND FLOOR APARTMENT

TOWN QUAY APARTMENTS TOWN QUAY SHOREHAM-BY-SEA WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence.

Environment Agency position

We **object** to the application and recommend refusal of planning permission for the following reason:

Reason: The application site is shown to be within flood zone 3, a high flood risk area in accordance with National Planning Policy Framework (NPPF).

The site is within an area to benefit from the Adur Tidal Walls Scheme which is currently in progress. The scheme is being designed to account for the 1 in 300 year event with allowance for 50 years of sea level rise. Without adequate maintenance the likelihood of overtopping and failure of the defence when accounting for sea level rise over the 100 year lifetime of the proposed development will be unacceptably high.

Without defences there is the potential for flood depths of over 1 meter therefore we would consider that sleeping accommodation on the ground floor with no access to a first floor may pose an unacceptable risk to occupants in accordance with Table 13.1 of FD2320/TR2 of the Flood Risk Assessment Guidance for New developments

We have reservations as to whether any flood alleviation measures could address these issues satisfactorily.

In accordance with the Planning Practice Guidance (Reference ID: 7-043-20140306), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome".

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

Direct dial 01903 703862
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cc Mr Ben Whitby

End