

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

Reference: PA-0004207/02
Customer reference: AWD/0511/26
25 June 2026

The construction of a flood barrier to allow for the use of the lower ground floor of 51A Old Fort Road as a flexible habitable living space to include sleeping.

Simplicity 51A Old Fort Road, Shoreham-by-Sea, West Sussex BN43 5RL.

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application, following the submission of a revised Flood Risk Assessment.

The revised Flood Risk Assessment (revised issue, dated 12 June 2026) does not satisfactorily address our previous concerns. It still indicates that the site will rely on a flood defence to use lower ground floor areas as sleeping accommodation.

We therefore **maintain our objection** as set out in our response dated 26 May 2026.

Overcoming our objection

To overcome our objection, the applicant should submit evidence to demonstrate that the proposed development will not pose a risk to life as highlighted above. If this cannot be achieved, we are likely to maintain our objection.

Please re-consult us if a revised Flood Risk Assessment or other information is submitted, and we will respond within 21 days of re-consultation.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

Anna Rabone, Sustainable Places Technical Specialist MRTPI

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