Marie O'Keeffe
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

25 November 2025

Dear Marie,

RE: **AWDM/1399/25 - 20 East Meadway Shoreham-by-sea West Sussex BN43 5RF.**

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the replacement of the existing bungalow with a 2-storey house. The application is to Adur District Council.

Following a review of the submitted information, we note that the Site is located in Flood Zone 2. In addition, the applicant has not demonstrated safe access and egress, for both tidal and surface water sources, for the lifetime of the development. **We would recommend the approval of the application with the following condition** attached:

Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Worthing Borough Council.

Yours sincerely,

Sustainable Water Management Officer

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