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

Our ref: HA/2013/113955/01-L01
Your ref: AWDM/0156/13

Date: 13 March 2013

Dear Mr Barnett

CHANGE OF USE OF BASEMENT STORE TO FORM 1-BEDROOM FLAT PLUS RE-INSTATEMENT OF FRONT WALL, RAILINGS AND STEPS TO BASEMENT LEVEL

384 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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:

This proposal is located just outside of flood zone 3, therefore an assessment of flood risk is not required under the National Planning Policy Framework (NPPF).

However the site is at risk from tidal flooding. At today's date overtopping of the frontage at the Sussex Yacht Club is known to flood the A259 leading to tidal floodwater running along the road and in through front doors of low lying properties such as basements. Taking climate change into account over the lifetime of the development and given the nature of self contained basement flats, predicted internal flooding could be significant.

I hope 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 Cube 17 Ltd