

Adur & Worthing Councils
Planning team
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2025/127034/01
Your ref: AWDM/0954/25

Date: 15 September 2025

Dear Planning team (FAO: Jo Morin),

**CHANGE OF USE FROM GUEST HOUSE (CLASS C1) TO LARGE HOUSE IN
MULTIPLE OCCUPATION (SUI GENERIS).**

MARINE VIEW, 111 MARINE PARADE, WORTHING, WEST SUSSEX, BN11 3QG.

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposal provided that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: AEG0160_BN11_Worthing_01) and the following mitigation measures it details:

- **Ground floor Finished levels shall be set no lower than 6.41 metres above Ordnance Datum (AOD).**
- **Sleeping accommodation will be situated on the ground floor and above only.**
- **Erection of a new perimeter wall to the amenity area of the lower ground floor.**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

Advice to the Local Planning Authority and Applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you would like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the Planning Practice Guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone

Direct dial: 02077 140525

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