Mr Peter Barnett
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: HA/2011/111213/01-L01
Your ref: ADC/0470/10

Date: 11 February 2011

Dear Mr Barnett

CHANGE OF USE OF GROUND FLOOR FROM 4 CLASS B1 OFFICES TO 4 TWO-BEDROOM FLATS (WITH ASSOCIATED INTERNAL ALTERATIONS)

SOUTH WHARF HOUSE HANCOCK WAY, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5JT

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

Environment Agency position

The proposed development will only be acceptable if the following measures as detailed in the Flood Risk Assessment (FRA) submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Planning Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated November 2010 and the following mitigation measures detailed within the FRA:

> **Finished floor levels are set no lower than 5.2 m above Ordnance Datum (AOD).**

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

This planning condition is necessary to ensure the development complies with the principles of Planning Policy Statement 25 – "Development and Flood Risk" (PPS25)

and Policy AP3 of the Adopted Adur District Local Plan 1993-2006.

Further Information

The predicted flood depths for the lifetime of the proposed development are around 400mm deep. In line with table 13.1 of the DEFRA and the Environment Agency R & D Document “Flood Risk Assessment Guidance for New Development” FD2320/TR2, this equates to ‘Danger For Some’ assuming little or no velocity. We would therefore recommend that a flood evacuation plan be produced by the developers to ensure the safety of future occupants during a flood.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

Direct dial 01903 703862
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc Mr T Rodway

End