



Hannah Barker
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 June 2026

Dear Hannah,

RE: AWDM/0511/26 - Simplicity 51A Old Fort Road Shoreham-by-sea West Sussex BN43 5RL.

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 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. The application is to Adur District Council.

Following a review of the submitted information, we have no objection in relation to surface water flood risk. Following the recent updates to the Environment Agency Surface Water Flood Maps, we acknowledge the site is free from flooding in the 1 in 100-year event with an allowance for climate change. However, there is a surface water risk to the adjacent property and a tidal risk of flooding to the site. Therefore, **we would recommend the approval of the application** with the following condition:

Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan that considers all sources of flooding and sets out the use of the proposed flood barrier, 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.

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 Adur & Council.

Yours sincerely,

Sustainable Water Management Officer

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