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

Our ref: HA/2015/117526/01-L01
Your ref: AWDM/0606/15

Date: 19 October 2015

Dear Mr Peck

DEMOLITION OF EXISTING GARAGE BLOCK AND CONSTRUCTION OF 4 NO. GARAGES AND 2 NO. STUDIO UNITS ON GROUND FLOOR WITH AN ADDITIONAL 5 NO. STUDIO UNITS AT FIRST FLOOR (7 NO. UNITS IN TOTAL) SUITABLE FOR STUDENT ACCOMMODATION; CYCLE AND REFUSE STORAGE AT GROUND FLOOR LEVEL

GARAGE BLOCK BRITANNIA HOUSE HIGH STREET SHOREHAM-BY-SEA WEST SUSSEX

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

Environment Agency position

The proposed development will only meet the requirements of the National Planning Policy Framework (NPPF) if the following measure(s) as detailed in the Flood Risk Assessment (FRA) completed by gta Consultants, dated April 2015 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 FRA and the following mitigation measures detailed within the FRA:

1. **Finished floor levels are set no lower than 5.68 m above Ordnance Datum (AOD) as referenced in the FRA**

2. **Ensure the flood defence wall is built around the site to 5.1m AOD as**

referenced in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

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

I trust 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 Dawsett Mayhew Planning Partnership