

Appeal 6013540

Submitted on 26 July 2026.

Before you start

Local planning authority	Adur District Council
Appeal type	Householder
Decision date	22 July 2026

Prepare appeal

Was the application made in your name?	Yes, the application was made in my name
Contact details	David Collins
What is your phone number?	
What is the address of the appeal site?	Simplicity 51A Old Fort Road Shoreham By Sea West Sussex BN43 5RL
What is the area of the appeal site?	214
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Access for inspection	Yes The Flood Barrier cannot be seen from the public highway nor the internal stairs to the ground floor
Are there any health and safety issues on the appeal site?	No

What is the application reference number?	AWDM/0511/26
What date did you submit your application?	27 April 2026
Enter the description of development that you submitted in your application	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.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
Why are you appealing?	The Appellant appeals against Adur District Council's refusal because the decision relies on generic flood data that is factually and mathematically disproved by our site-specific, professional Flood Risk Assessment (FRA). The council alleges an "unacceptable risk to life" from tidal flooding under Policies 15 and 36, and the NPPF. However, objective engineering data demonstrates that the development is entirely safe for its lifetime: 1. Safety Surplus: The Environment Agency's (EA) peak tidal flood level is 5.26m AOD. Adding the standard 600mm safety freeboard establishes the safe target at 5.86m AOD. The proposed finished floor levels and structural defenses sit at 6.15m AOD. The scheme therefore provides an objective safety surplus of 290mm above the EA's worst-case requirements. 2. Technical Approval: The council's independent flood consultants, WSP, formally reviewed, validated, and signed off on the permanent flood barrier mitigation measures prior to determination. 3. Safe Internal Refuge: The lower ground floor layout retains a direct, unhindered internal staircase to the upper storeys, ensuring occupants have a permanent escape route to a dry refuge area completely clear of the flood zone.
Have there been any significant changes that would affect the application?	There have been no significant changes
Are there other appeals linked to your development?	No

Upload documents

Application form

[0511 Planning Application.pdf \(/document/7171fb71-2b31-406d-a34a-f76121ab6b69\)](#)

Agreement to change the description of development

[Hannah Barker 23rd April 2026.pdf \(/document/26f7bc73-d317-4a1f-9e56-70b74610d234\)](#)

Decision letter

[0511 Planning Refusal.pdf \(/document/466f9269-a028-416a-b10c-2fcc3f0b115f\)](#)

Do you want to apply for an award of appeal costs?

Yes

Application for an award of appeal costs

[Application for Appeal Costs.pdf \(/document/0bb9783b-0085-4aa0-bb3f-e0e84d072199\)](#)
