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

Our ref: HA/2019/121082/03-L02
Your ref: AWDM/0114/19

Date: 20 March 2019

Dear Sir/Madam

(ADDITIONAL INFORMATION) ERECTION OF A 2/3-STOREY 3-BEDROOM DWELLING WITH 1ST FLOOR SUN TERRACE TO SOUTH-WEST SIDE ELEVATION ATTACHED TO SIDE ELEVATION OF EXISTING DWELLING (AMENDED RESUBMISSION OF AWDM/0523/18). 29 KINGS CRESCENT SHOREHAM-BY-SEA WEST SUSSEX BN43 5LE

Thank you for the consultation on the above application, please quote our reference on all correspondence.

We have reviewed the information as submitted and have the following comments.

Environment Agency Position

We have been reconsulted by the Local Planning Authority on information that the applicant has provided. Whilst the Flood Risk Assessment has not been updated as per our previous response the applicant has confirmed there are **no habitable rooms below 5.39 AOD.**

Based on this we suggest that the proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted annotated Drawing 101 J and the following mitigation measures it details:

- There will be no habitable rooms set below 5.39 metres above Ordnance Datum (AOD)

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

Reason

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

Please do not hesitate to contact me on the number below should you have any queries on the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250
Direct e-mail planningSSD@environment-agency.gov.uk

End