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

Our ref: HA/2012/113502/01-L01
Your ref: AWDM/1320/12

Date: 14 November 2012

Dear Mr Barnett

PART DEMOLITION AT REAR, CHANGE OF USE OF B1 OFFICES AND CONSTRUCTION OF 5 STOREY REAR EXTENSION TO FORM 9 RESIDENTIAL UNITS COMPRISING 5 X 1 BED MAISONETTES, 3 X 1 BED FLATS AND 1 X 2 BED FLATS

TOWN HALL CHAMBERS 45 - 49 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 as detailed in the Flood Risk Assessment (FRA) submitted with this application is implemented and secured by way of a planning condition on any planning permission.

Planning Condition

The development permitted by this planning permission shall be carried out in accordance with the approved FRA reference 43394, dated July 2012 and the following mitigation measure detailed within the FRA:

- **Finished floor levels are set no lower than 5.7 m above Ordnance Datum (AOD).**

This mitigation measure 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 (LPA).

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 the NPPF.

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

Yours sincerely

Helen Tier

Environment Agency
Sustainable Places Planning Adviser

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cc dowsettmayhew Planning Partnership

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