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

Our ref: HA/2020/122497/01-L01
Your ref: AWDM/1253/20

Date: 02 September 2020

Dear Sir/Madam

APPLICATION TO VARY CONDITION 3 (COMPLETION OF FLOOD DEFENCES) OF PREVIOUSLY APPROVED AWDM/0935/13. AMENDMENT: ALLOW FOR A 'PHASED' APPROVAL WITH THE FOLLOWING PLOTS ALREADY COMPLETED AND READY FOR IMMEDIATE OCCUPATION: PLOTS ARE 1-10 (RAILWAY HOUSES), PLOTS 96-106 (MEWS 3 AND MEWS 4), PLOTS 109-120 (BLOCK 3). FORMER RIVERBANK BUSINESS CENTRE 39 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX

Thank you for your consultation on the above application for a variation of planning condition 3. We have reviewed the submitted information and make the following comments.

Environment Agency Position
We **object** to the application to vary condition 3 of the approved scheme AWDM/0935/13.

The last set of riverside steps have not yet been completed and it is understood that localised flooding has occurred in this area, as well as the area where it is proposed to begin phased occupation of residential accommodation.

Until this issue has been overcome we would not wish to see any occupation of the residential accommodation as proposed.

Overcoming our objection
When the riverside steps have been completed in accordance with the 'live' Flood Risk Activity Permit (FRAP), and the cause of recent flooding has been rectified to the satisfaction of the Environment Agency, we would be able to reconsider our position with regard to condition 3.

Yours faithfully

Hannah Hyland
Planning Specialist
Direct dial 0203 0257088
Direct fax e-mail hannah.hyland@environment-agency.gov.uk