creating a better place
for people and wildlife

Environment Agency

Adur & Worthing Councils
Planning team
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2023/125223/02
Your ref: NOTICE/0007/23

Date: 04 September 2023

Dear Planning team (FAO: Jo Morin),

APPLICATION FOR PERMITTED DEVELOPMENT FOR PRIOR APPROVAL FOR CHANGE OF USE FROM CLASS E AT FIRST, SECOND, THIRD AND FOURTH FLOORS TO 16 NO. 1 BED DWELLINGS (CLASS C3).

PREMIUM HOUSE, THE ESPLANADE, WORTHING, WEST SUSSEX, BN11 2BJ.

Thank you for consulting the Environment Agency on the above application following the submission of a revised Flood Risk Assessment.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We are satisfied that our previous objection (as per our letter dated 24 July 2023) can be removed provided that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Revised Flood Risk Assessment', dated 27 July 2023) and the following mitigation measures it details:

- **All habitable accommodation must be restricted to 1st floor level and above.**

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

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

Cont/d..

Reasons

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

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please notify us immediately if you are unable to apply our suggested condition to allow further consideration and advice.

If you have any queries regarding the above information, please do not hesitate to contact the advisor identified below.

Yours faithfully,

Environment Agency – Solent & South Downs

Sustainable Places Advisor: Anna Rabone
Direct dial: 02077 140525
Direct e-mail: anna.rabone@environment-agency.gov.uk

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