

Adur & Worthing Councils - Development
Control
Richmond Road, Worthing, BN11 1LF

Reference: PA-0010570/01
Customer reference: AWD/0396/26
15 September 2026

Demolition of existing buildings and construction of a three-storey building comprising 27 1-bed apartments, secure cycle and bin storage, and hard and soft landscaping and associated works.

10 - 20 Marine Place, Worthing, Sussex, BN11 3DN.

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application.

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

Environment Agency position

In the absence of an adequate Flood Risk Assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere. In particular, the FRA fails to provide details of finished floor levels (in mAOD) of the building.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above. If this cannot be achieved, we are likely to maintain our objection. Please update the FRA to include details of the finished floor

levels in mAOD. These finished floor levels should be 600mm above the design flood level.

Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

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