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Environment Agency

Adur & Worthing Councils - Development Control
RICHMOND ROAD, WORTHING, BN11 1LF

Reference: PA-0012548/01
Customer reference: AWDM/0524/25
06 October 2026

Change of use of part ground floor and upper floors from commercial (Class E) to four self-contained residential units (Use Class C3) with shopfront alteration

11 MONTAGUE PLACE WORTHING BN11 3BG

Dear Planning Officer,

Thank you for consulting the Environment Agency in regard to the above application.

This is our response to your consultation AWDM/0524/25.

Environment Agency position
The proposed development will only meet the NPPF'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 flood risk assessment (ref P0426, 28th April 2026) and the following mitigation measures it details:

- All residential units shall be located on the upper ground floor or above with a minimum finished floor level of 6.23 mAOD.

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.

Reason(s).
To reduce the risk of flooding to the proposed development and future occupants

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

Yours sincerely,

Amy O'Donnell,
National Contact Centre: 03708 506 506
planningssd@environment-agency.gov.uk
Teville Gate House, 25 Railway Approach, Worthing, West Sussex BN11 1UR