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for people and wildlife

Environment Agency

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

Our ref: HA/2025/126502/01
Your ref: AWDM/0092/25

Date: 14 February 2025

Dear Planning team (FAO: Gary Peck),

APPLICATION TO VARY CONDTIONS 1 (APPROVED PLANS), 3 (FLOOD RISK ASSESSMENT), 12 (ARBORICULTURAL METHOD STATEMENT) AND 13 (HARD AND SOFT LANDSCAPING) OF PREVIOUSLY APPROVED AWDM/2294/21 AND AMENDED BY AWDM/1579/24.

DEVELOPMENT SITE AT 12 TO 18 OLD SHOREHAM ROAD, SHOREHAM-BY-SEA, WEST SUSSEX.

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

We note the requested amendment to Condition 3 (Flood Mitigation Requirements) as set out in the cover letter dated 27 January 2025 by ECE Planning. The proposed amendments (additions shown in italics) are set out below for ease of reference:

"The development shall be carried out in accordance *with the principles established in* the submitted Flood Risk Assessment (FRA) ('Site2B Ropetackle North, Shoreham Waterfront, Old Shoreham Road, Shoreham, BN43 5FL - Flood Risk Assessment & Surface Water Drainage Strategy', dated October 2021, ref: MC0031 ADL Ropetackle 2B, by Meridian Civil Engineering Consultancy Ltd) *with regards to flood mitigation only including* the following mitigation measures it details:

- **Habitable rooms shall be located above 6.3 mAOD, with the ground floors to only be used as non-habitable rooms (i.e. garages, storage and WC) (Sections 14.2, 15.11 & 15.13 of the FRA).**

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."

Whilst we would not generally be encouraging the use of reference to "the principles established" in any Flood Risk Assessment, we are conscious that the important elements of flood risk mitigation required for this site are unchanged by the proposed

amendments. Therefore, we are satisfied that the Local Planning Authority can determine whether to permit the proposed amendments to Condition 3 without further recourse to us.

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

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