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Environment Agency

Adur & Worthing Councils - Development Control
The Shoreham Centre, Pond Road,
Shoreham-by-Sea, West Sussex, BN43 5WU

Reference: PA-0010570/02
Customer reference: AWDM/0396/26
06 October 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, West Sussex, BN11 3DN.

Dear Planning Officer,

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

This is our response to your consultation AWDM/0396/26 following the submission of a revised Flood Risk Assessment.

Environment Agency position

We are satisfied that our previous objection (as per our letter dated 15 September 2026, our ref: PA-0010570/01) 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 (ref 883/MMEPlanning/Marine Place/Flood and Drainage, Revised September 2026) and the following mitigation measure it details:

- Finished floor levels shall be set no lower than 5.81 metres above Ordnance Datum (AOD) as set out in section 7.1 of the Flood Risk Assessment.

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

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

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.

Advice to the Local Planning Authority and Applicant

It should be noted that the amendments to the development's finished floor levels have not yet been updated in all drawings associated with this application. For consistency, we would recommend that these drawings are updated and re-issued.

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

Yours sincerely,

Amy O'Donnell, Sustainable Places Advisor
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