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Environment Agency

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

Reference: PA-0012113/01
Customer reference: AWDM/1321/25
29 September 2026

**Change of use of first and second floor from food sales onsite (Class Eb) to two residential units (Use Class C3 with reconfiguration of shop front, window replacement to front elevation, window replacement and creation of new windows to rear elevation and rooftop photovoltaic panels**

**8-9 SOUTH STREET WORTHING WORTHING BOROUGH BN11 3AL**

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 and comments below.

**Environment Agency position**

We have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority.

***Condition***

The development shall be carried out in accordance with the submitted flood risk assessment (ref AEG9895_BN11_Worthing_01) and the following mitigation measures it details:

- All residential units shall be located on the first and second floors only

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.

*Reasons*

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

The proposed development will only meet the NPPF's requirements in relation to flood risk if the above planning condition is included.

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

Yours sincerely,

Anna Rabone,
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