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John Morris
Riverside Cottage
Steyning Road
SHOREHAM-BY-SEA
BN43 5FH

Contact: Keith Morgan

Our ref: ADC/0140/09

Your ref:

Date: 5 May 2009

Dear Mr Morris,

Riverside Cottage, Steyning Road, Shoreham-by-Sea: Planning application for deposition of inert soils (to level surface of field and reinstate grass for horse grazing)

Further to my letter of 29 April 2009, enclosing a copy of a letter from WSCC, I regret that I have now received a letter of objection from the Environment Agency.

They object on grounds that the site is within a flood risk area, which means that a flood risk assessment is required, and because the site is within the Mill Hill site of nature conservation importance (SNCI) which means that an ecological survey is also required.

I note from the application form that you have incorrectly stated 'no' under Question 13 (Is the site within an area at risk of flooding?) and Q.14 (b).

Given the additional information sought by both WSCC and the Environment Agency, you may wish to consider withdrawing the application and re-submitting it once you have had time to obtain the necessary expert advice and provide the additional information required.

The statutory period for deciding the application expires on 3 June 2009, which leaves little time for this to be done, so withdrawal may be the best course.

Yours sincerely,

Keith Morgan
Planning Services Manager

[NB. I also enclose a copy of the letter from Southern Water]