Mr Keith Morgan
Adur & Worthing Councils
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2012/112621/01-L01
Your ref: AWDM/0066/12

Date: 08 February 2012

Dear Mr Morgan

RETENTION OF TEMPORARY STAFF PARKING AREA FOR DRUMCONNER FOR A FURTHER 2 YEARS (RENEWAL OF ADC/0177/10)

LAND ADJACENT 2 BRIGHTON ROAD LANCING WEST SUSSEX

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence

Environment Agency position

We **OBJECT** to the application and recommend refusal of planning permission on this basis for the following reasons:

Reason: The proposed development is unacceptable because it involves the retention of a temporary car park on top of a shingle sea defence at an essential access point. This would:

- restrict essential maintenance and emergency access to the shingle defences
- be likely to adversely affect any future construction and stability of the shingle flood defence which will compromise its function. The proposal will therefore increase the risk of flooding and erosion in the locality.

Whilst works were undertaken to the applicants business, we did not object to previous applications for the temporary use of the car park. However, it is our understanding that these works are now complete and as such the car park should be removed and the beach reinstated back to its former use.

Please note that should planning permission be granted for the retention of the car park then we are highly likely to undertake enforcement action for its removal under our own

Byelaws.

This objection is necessary to ensure the development complies with the principles of Planning Policy Statement 25 – “Development and Flood Risk” (PPS25).

I hope the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Helen Tier
Planning Liaison Officer

Environment Agency (Solent and South Downs Area)

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cc Jon Andrews Ltd

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