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

Our ref: HA/2018/120794/01-L01
Your ref: AWDM/1497/17

Date: 31 October 2018

Dear Sir or Madam,

(DISCHARGE OF CONDITIONS 3) REDEVELOPMENT OF THE SITE TO PROVIDE TEN BUILDINGS, CONTAINING 540 NEW HOMES (OF WHICH TWO WILL BE STUDIOS, 179 X ONE BED, 323 X TWO BED AND 38 X THREE BED), 2,707SQM OF COMMERCIAL FLOORSPACE AT GROUND FLOOR LEVEL WITHIN USE CLASSES, A1 (RETAIL), A3 (CAFES AND RESTAURANTS), B1 (BUSINESS) AND D1 (NON-RESIDENTIAL INSTITUTIONS). THE DEVELOPMENT ALSO INCLUDES 512 PARKING SPACES, OF WHICH 438 WILL BE FOR RESIDENTS AND 74 WILL BE FOR THE COMMERCIAL SPACE/VISITORS, RECONSTRUCTION OF THE RIVER WALL, CONSTRUCTION OF MOORING PONTOONS AND OBSERVATION PLATFORM AT THE END OF HUMPHREY'S GAP, PROVISION OF A RIVERSIDE PEDESTRIAN/CYCLE ROUTE, AREAS OF SEMI-PRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE, INTERNAL ACCESS ROADS, 596 CYCLE PARKING SPACES AND ASSOCIATED ANCILLARY AREAS. THE APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

63 BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RE.

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 **do not** recommend the discharge of Condition 3.

Reasons

The information submitted in relation to the application with regard to the excavation and remediation of possible contamination (including watching brief), and re-profiling of ground levels and piling are acceptable in relation to these enabling works.

We are also content to allow push/vibro piling to commence. However, we need further information regarding the following:

- Whether any impact/hammer piling is to be used, and if so information about this how this will be avoided wherever possible, and regarding any soft start techniques used to disperse any fish that may be present.

- Information about how impacts to fish will be minimised, in particular migratory Salmonids - Sea Trout, which will be migrating up the river from November to January.

- Information about when piling is to be carried out i.e. to be carried out when mudflats are not exposed in order to avoid impacts to birds and also to avoid impacts to fish that may be passing through.

If the above information is submitted and considered as satisfactory, we can recommend discharge of this condition.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully,

Mrs Sophie Brown
Sustainable Places Advisor

Direct dial: 02030 257250
Email: planningSSD@environment-agency.gov.uk

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