



Louise Prew  
Adur & Worthing Councils  
Portland House,  
Richmond Road,  
Worthing,  
BN11 1LF

1 July 2025

Dear Louise,

**RE: NOTICE/0012/25 – Shop 131 Newland Road Worthing West Sussex**

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for prior approval for proposed change of use of the ground floor from Class E (commercial/business/service) to provide additional floorspace for first floor flat (Use Class C3). The application is to Worthing Borough Council.

Following a review of the submitted information, we have noted that the proposed site is at risk of surface water flooding. Whilst we note that there is currently no proposed sleeping accommodation on the ground floor, we are concerned by the potential increase in vulnerability due to the increase in sleeping accommodation within the property and the risk of surface water flooding at the site. Currently, insufficient information has been provided to demonstrate that the application is in accordance with the NPPF as the proposed development will increase the number of people that are vulnerable. The applicant should submit an Emergency Plan in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA.

**We would recommend the application is not approved until updated information is received that addresses the above points.**

**Reason**

To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Worthing Borough Council.

Yours sincerely,

Sustainable Water Management Officer

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