

From: **Zac Denton**

Date: Tue, 7 Jul 2026 at 12:13

Subject: RE: NOTICE/0008/26 25 - 27 Montague Street

To: Finlay Gardner <finlay.gardner@adur-worthing.gov.uk>

Cc: Simon Bareham

Hi Finlay,

I hope you are well.

I note comments from wsp have been received relating to the site, and flood risk at the site. Working with our team, we have the following comments.

'Section 10.2 of the report states that access and egress from the converted building will be to the rear and consequently to Bath Street (east).'

Current EA flood maps (extract below) show the pluvial/surface water flood depth in Bath Street to be up to 300mm with climate change (2061 - 2115) included.



Safe access and egress is assessed against depths and flows as detailed in DEFRA / EA - FD2321/TR1 - Flood Risk to People (extract below)

Velocity Coefficient C (V+C) * D	0.5										
Depth											
Velocity	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	
0.00	0.13	0.25	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.25	
0.50	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	
1.00	0.38	0.75	1.13	1.50	1.88	2.25	2.63	3.00	3.38	3.75	
1.50	0.50	1.00	1.50	2.00	2.50	3.00	3.50	4.00	4.50	5.00	
2.00	0.63	1.25	1.88	2.50	3.13	3.75	4.38	5.00	5.63	6.25	
2.50	0.75	1.50	2.25	3.00	3.75	4.50	5.25	6.00	6.75	7.50	
3.00	0.88	1.75	2.63	3.50	4.38	5.25	6.13	7.00	7.88	8.75	
3.50	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	
4.00	1.13	2.25	3.38	4.50	5.63	6.75	7.88	9.00	10.13	11.25	
4.50	1.25	2.50	3.75	5.00	6.25	7.50	8.75	10.00	11.25	12.50	
5.00	1.38	2.75	4.13	5.50	6.88	8.25	9.63	11.00	12.38	13.75	

	From	To	
Class 1	0.75	1.25	Danger for some
Class 2	1.25	2.50	Danger for most
Class 3	2.50	20.00	Danger for all

Based Hazard Threshold calculation - $d \times (v + 0.5)$ where: d = flood depth and v = flood velocity.

The maximum velocity of surface water (as shown on Landmark EnviroCheck map) is 1.0 m/s for the 1000-year return period. If the depth is 300mm (which we believe it is) the hazard rating would be 0.45, and if it is 600mm (as you believe), the hazard rating would be 0.90.

*0.45 = Danger for None
0.90 = Danger for Some*

'Danger for some is categorised as danger for small children and elderly people.'

The development is for 1-bedroom residential units, and therefore not suitable for families with small children, and not suitable for the elderly due to the units being on the first floor and above.

Therefore, due to the type of units, the demographic of the residents would not be classed as vulnerable in terms of the flood hazards, with safe access and egress being gained by the intended residents.

Given this, we feel the consultant comments have been satisfactorily addressed.

If you have any comments or queries, please do not hesitate to get in touch.

Kind regards,

Zac Denton BA PGDip MRTPI
Senior Planning Consultant