



Rebekah Hincke
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

25 November 2025

Dear Rebekah,

RE: AWDM/1386/25 - 40 - 42 South Street Worthing West Sussex BN11 3AA.

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 the redevelopment including change of use, alterations and extensions to accommodate commercial floorspace (Use Class E) at ground floor, and 9no. residential flats across ground, first, second and third floors including retrospective consent for demolition of part of the existing building and existing rear storage building. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that the Site is located in Flood Zone 3 and adjacent to a high surface water flood risk. Due to the proposed redevelopment and increase in vulnerability classification of the Site, the sequential test is required. Insufficient information regarding proposed surface water drainage has been provided; however, we note that this can be conditioned and provided at detailed design stage.

We note that **the application is not in accordance with the NPPF and its accompanying PPG** and therefore would recommend it is **not approved** until updated information is received regarding the sequential test.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

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Sustainable Water Management Officer