



Jackie Fox
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 July 2025

Dear Jackie,

RE: AWDM/0524/25 – 11 Montague Place Worthing West Sussex BN11 3BG

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 change of use of part ground floor and upper floors from commercial (Class E) to four self-contained residential units (Use Class C3) with shopfront alteration. The application is to Worthing Borough Council.

Following a review of the submitted information, insufficient information has been provided to demonstrate safe access and egress. The applicant should provide a mapped route that avoids medium and high-risk flooding areas according to the climate change surface water flood extents shown in the Environment Agency Long Term Flood Risk mapping. We note that the applicant has provided the Environment Agency climate change scenario mapping, however a safe access route has not clearly been shown for the lifetime of the development, which for residential property is 100 years.

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

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