



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

7 April 2025

Dear Jackie,

RE: NOTICE/0004/25 - Pharos House 67 High Street 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 the permitted development for prior approval for change of use from commercial space (Class E) to 10 no. flats (Class C3). The application is to Worthing Borough Council.

Following a review of the submitted information, we note that the proposed development will not increase flood risk to the site or surrounding area. However, following an assessment of the local flood risk, we note that there is an area of high surface water flood risk on the adjoining street. Therefore, the applicant should demonstrate that safe access and egress routes can be achieved.

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

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,

Sustainable Water Management Officer