



Jo Morin
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

13 June 2025

Dear Jo,

RE: NOTICE/0010/25 - 291 Tarring Road Worthing West Sussex BN11 5JG.

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 of proposed change of use from Commercial, Business and Service (Use Class E) to form 2 no. 3 bed 4-person residential units (Use Class C3). Conversion of existing commercial to residential. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practise Guidance (PPG). It is noted that the site is adjacent to a high surface water flood risk and that living accommodation is proposed on the ground floor, therefore increasing the vulnerability of the site. The applicant should provide a Flood Risk Assessment (FRA) that contains the following:

- Addresses all sources of flooding for the lifetime of the development (with an allowance for climate change).
- Demonstrates safe access and egress routes.
- Details proposed flood mitigation measures.

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,

Sustainable Water Management Officer