



Finlay Gardner
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

21 July 2026

Dear Finlay,

RE: NOTICE/0008/26 - 25 - 27 Montague Street Worthing West Sussex BN11 3BE.

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 prior approval for proposed change of use of the first to third floors from commercial use (Use Class E) to 4No. residential flats (Use Class C3). The application is to Worthing Borough Council.

Following a review of the updated information, we are happy that sufficient information has been provided to demonstrate that safe access and egress is available for the proposed development. Therefore, **we would recommend the approval of the application** with the following informative attached:

Informative 1: We have identified the site is adjacent to a flood risk, therefore the applicant should consider creating a Flood Risk Emergency Plan in case of the event of a flood. The Flood Risk Emergency Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Yours sincerely,

Sustainable Water Management Officer