



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

30 September 2025

Dear Jo,

**RE: AWDM/0954/25 – Marine View 111 Marine Parade 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 change of use from guest house (Class C1) to large house in multiple occupation (Sui Generis). The application is to Worthing Borough Council.

Following a review of the submitted information, we note that no further information has been received in response to our comments dated 1<sup>st</sup> August 2025, regarding surface water flood risk and safe access and egress. The submitted FRA (AEG0160\_BN11\_Worthing\_01, dated 20/04/2022) states that the proposed site has a high surface water flood risk. Therefore, until a mapped safe access and egress route is provided in line with the NPPF and PPG, we have no further comments to make.

**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

Matrix House  
Basing View  
Basingstoke, Hampshire  
RG21 4FF  
Tel: +44 1256 318 800  
wsp.com