



Marie O'Keeffe
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 February 2026

Dear Marie,

RE: AWDM/1560/25 - 60 Southwick Street Southwick West Sussex BN42 4TJ.

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 conversion and extension of existing garden room to an artist studio. The application is to Adur District Council.

Following a review of the submitted information, we acknowledge the surface water flood risk posed to the site. However, due to the minor size of the proposed extension and the proposed inclusion of resistance and resilience measures, **we would recommend the approval of the application** with the following condition and informative attached:

Condition 1: All development shall be constructed in accordance with the submitted and approved resistance and resilience measures outlined in the provided FRA (EA FRA Template, submitted 16/12/2025) unless otherwise first approved in writing by the Local Planning Authority. These measures shall include:

- Finished floor levels raised by 150mm;
- Electrical sockets to be a minimum of 600mm above ground level; and
- Concrete flooring.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.



Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, the infiltration test should be carried out in accordance with the Part H of the Building Regulations

(https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf Percolation test for infiltration rate H2 para. 1.34 to 1.37) The rate should then be put into the calculation in H3 para. 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

Yours sincerely

Sustainable Water Management Officer