



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

15 September 2026

Dear Jo,

RE: AWDM/0655/26 - Forest Barn Forest Lane Worthing West Sussex BN13 3FD

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 extensions and alterations including front (north) porch, pitched roof dormer to front (north) roof slope, single-storey pitched-roof rear (south) extension, flue to west elevation and freestanding timber pergola in rear garden. The application is to Worthing Borough Council.

Following a review of the submitted information, insufficient information has been provided to demonstrate that the proposed development would be safe from flooding for its lifetime and the application is therefore not in accordance with the NPPF and its accompanying PPG. The proposed extension is located entirely within Flood Zone 3, as stated in the submitted Flood Risk Assessment, but further detail is required to outline the risks to the future occupiers of the extension. As a minimum, we would expect flood levels to be provided and compared to a topographical survey of the site to determine the extent of flood risk and the anticipated depths. We would also expect these flood depths to be compared to the proposed Finished Floor Levels of the extension to assess the risk posed to future users. We appreciate the reasoning behind the proposed lower floor level but are concerned by potential flood ingress into the property. We are also concerned by the proposed sleeping accommodation within this area of risk. We note that resilience measures will be installed to the proposed extension to make the building safe from flooding, but we are concerned with increase vulnerability of the development. The vulnerability classification of the site remains the same but the presence of bed spaces within Flood Zone 3 is a concern.

There is also a small area of surface water flood risk at the site and whilst this is likely to be captured by any future surface water drainage strategy, further details of the proposed drainage would be appreciated at this stage.



Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 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