



Rebekah Hincke
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

5 March 2026

Dear Rebekah,

RE: AWDM/0237/26 - 3 - 4 Liverpool Buildings Liverpool Road Worthing West Sussex BN11 1SY.

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 of first floor from commercial (Use Class E) to one residential unit (Use Class C3); extension of extract flue to above eaves level; removal of rear staircase and alterations to fenestration. The application is to Worthing Borough Council.

Following a review of the submitted information, we have noted that insufficient information has been provided to demonstrate safe access and egress for the development in terms of surface water flood risk. As stated in paragraph 44 of the PPG for flood risk and coastal change, *“if the probability of inundation is high, safe access and escape should be maintained for the lifetime of the development”*. Furthermore, paragraph 47 of the PPG states *“wherever possible, safe access routes should be provided that are located above design flood levels and which avoid flow paths. Where this is not possible, limited depths of flooding may be acceptable, provided that the proposed access is designed with appropriate signage etc. to make it safe. The acceptable flood depth for safe access will vary depending on flood velocities and the risk of debris within the flood water. Even low levels of flooding can pose a risk to people in situ (because of, for example, the presence of unseen hazards and contaminants in floodwater, or the risk that people remaining may require medical attention)”*. Therefore, the applicant should demonstrate that surface water flood depths are acceptable and allow for safe access and egress for users of the site. A mapped route of safe access and egress avoiding flooding from all sources should be provided.

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