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

4 September 2025

Dear Rebekah,

RE: **NOTICE/0016/25 - 3 - 4 Liverpool Buildings Liverpool Road 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 prior approval for change of use of first floor space above the existing retained cafe for use as a 2no. bedroom 4no. person flat. with associated cycle and refuse storage at ground floor. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that no information on flood risk has been provided, and safe access and egress has not been demonstrated. Therefore, insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and it's accompanying Planning Policy Guidance (PPG). The applicant should provide an appropriate assessment of surface water flood risk and demonstrate the proposed dwelling will have safe access and egress for the lifetime of the development.

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

WSP UK Limited | Registered address: WSP House, 70 Chancery Lane, London WC2A 1AF
Registered in England and Wales No. 01383511