Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 05 June 2025

Caroline Baxter
Adur & Worthing
Worthing Town Hall,
Chapel Road, West Sussex
BN11 1HA

Dear Caroline Baxter,

RE: **AWDM/0431/25 – 2 Bath Place**

Thank you for your consultation on the above site, received on 26 May 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the change of use of ground floor from commercial (Class E) to amusement arcade (Sui Generis) and first and second floors from ancillary offices / snooker (Sui Generis /Use Class E) to office use (Use Class E) with replacement shopfront to include separate office entrance (retrospective).

The applicant has provided a Flood Risk Assessment (FRA) (See Annex) to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policy.

We have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policy and we would **object** until such time that the details below are submitted for review.

Condition:
All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated November 2017), unless otherwise first approved in writing by the Local Planning Authority.

Reason:
To prevent flooding in accordance with National Planning Policy Framework paragraph 181,182 and 187 by ensuring the satisfactory management of local sources of flooding 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

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Flood Risk Assessment, by Ambiental Technical Solutions Lt, November 2017, Revision No. 1.