

From: **AdurWorthing-Planning** <AdurWorthing-Planning@wsp.com>

Date: Thu, 5 Feb 2026 at 14:46

Subject: RE: AWDM/1386/25 40-42 South Street Worthing

To: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>

Cc: Waters, Katherine <katherine.waters@wsp.com>

Good afternoon Rebekah,

We note that the site itself is not at risk of surface water flooding; however, it is located within Flood Zone 2 and Flood Zone 3. Therefore, the Sequential and Exception tests are required to demonstrate there is no other available site with a lower flood risk and to demonstrate the wider sustainability benefits of the proposed development.

The FRA should assess all sources of flood risk and demonstrate safe access and egress for the site for the lifetime of the development. The design event for tidal flooding is the 200-year plus climate change event. The design event for surface water flooding is the 100-year plus climate change event. Currently, the proposed evacuation route and muster point for tidal flooding will take residents into an area of high surface water flood risk.

Please let me know if you require any more information.

Many thanks,

Louise Tedridge

Assistant Engineer – Sustainable Water Management

BSc (Hons)

She/her

WSP