Jason Albon
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 September 2024

Dear Jason,

RE: **NOTICE/0015/24 - 291 Tarring Road Worthing West Sussex BN11 5JG.**

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 prior approval of proposed change of use from Commercial, Business and Service (Use Class E) to form 4no. 1-bedroom residential units (Use Class C3). The application is to Worthing Borough Council.

Following a review of the submitted information, **we have noted the application is not in accordance with the National Planning Policy Framework (NPPF) and the Planning Practise Guide (PPG).** The proposed development has a surface water flood risk with depths potentially reaching 30-90cm in the 1 in 100-year storm. No Flood Risk Assessment has been provided to demonstrate safe access and egress and resistance and resilience measures. 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 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)'*.

Yours sincerely,

Sustainable Water Management Officer

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