



Finlay Gardner
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

15 July 2026

Dear Finlay,

RE: NOTICE/0010/26 - 32 Montague Street Worthing West Sussex BN11 3HA.

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 proposed change of use of upper floors (Use Class E) to create one self-contained flat (Use Class C3). The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location and type of development, **we would recommend the approval of the application** with the following informative:

Informative 1: We have identified the site is within a surface water flood risk, therefore the applicant should consider creating a Flood Risk Emergency Plan in case of the event of a flood. The Flood Risk Emergency Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and the EA, and demonstrate safe access and egress in accordance with the NPPF.

Yours sincerely

Sustainable Water Management Officer