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Lead Local Flood Authority

Amanda Haslett
Local Planning Authority
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

Date 26th September 2024

Dear Amanda,

RE: NOTICE/0016/24 – Unit 4, Durrington Bridge House, Barrington Road, Worthing, West Sussex, BN12 4SE

Thank you for your consultation on the above site, received on 5th September 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Prior Approval of Proposed change of use from commercial (use Class E) to residential (use class C3) to create 107 self-contained flats.

While the application is not in flood zone 2 or 3, the building has surface water flood risk surrounding it and in the Adur and Worthing SFRA will be at risk in the future when considering the surface water mapping with climate change allowances. As a result, we recommend the following condition:

No part of the development shall be first occupied until details of the existing surface water drainage scheme and any proposed/required changes has been submitted to and approved in writing by the Local Planning Authority. Details of the maintenance and management of the surface water drainage scheme must be submitted and approved in writing and maintained in accordance with approved details for the lifetime of the development.

Reason: To ensure the surface water flood risk is adequately addressed and not increased in accordance with the NPPF and Policy DM20 in Worthing Local Plan (new one).

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

- Cover Letter by Montagu Evans. 30th August 2024