Louise Prew
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 September 2026

Dear Louise,

RE: **AWDM/1321/25 - 8 - 9 Arcade Buildings South Street Worthing West Sussex.**

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 change of use of first and second floor from food sales onsite (Class Eb) to two residential units (Use Class C3 with reconfiguration of shop front, window replacement to front elevation, window replacement and creation of new windows to rear elevation and rooftop photovoltaic panels. The application is to Worthing Borough Council.

Since our previous response we have received the following document addressing our concerns:

- Flood Risk Letter for WSP, prepared by Aegaea, dated 07 July 2026, Ref: AEG9898_BN11_Worthing_01_WSP_Letter

The updated information evaluates the risk of flooding to the surrounding area to demonstrate that safe access is available to future occupiers of the site. The assessment includes a detailed review of flood depths, velocity and debris to provide a hazard rating. Whilst it is shown that the recommend access and egress route does intercept surface water flooding, the hazard risk is low and therefore an access route is available.

Therefore, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following condition:

Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

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Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur & Council.

Yours sincerely,

Sustainable Water Management Officer