

Subject: RE: 11 Montague Place Worthing BN11 3BG



Tom Butler <tomb@hop.uk.com>

Wed 3 Sept, 11:22 (12 days ago)

to Kelmend Murataj, Zac Denton, Luke Carter, Andy Keen, Patrick Cloherty

Good morning Kel,

The detailed surface water mapping we provided uses the most long term surface water flood data available from the Environment Agency. We have added an egress route and further detail to clarify our review of the available data (see attached), however, the best data available is for the year 2040 to 2060 period. There is no known modelling or realistic method of projecting the available data further into the future to reach the 100 year residential design life. If WSP or the council's drainage officers are aware of a practical method to resolve this, we would be happy to review it but for now it remains the most suitable information available on which we can base our flood level predictions.

Based on the available attached future surface water flood mapping and as detailed in my email dated 14th May and mapped in QGIS, we have shown that users of the building to have safe access and egress during a surface water flood event.

If WSP would like to have a quick call to discuss what we can feasibly provide to satisfy them of the building's flood risk, we would be very happy to discuss.

Kind regards,

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From: Kelmend Murataj <>
Sent: 03 September 2025 08:27
To: Zac Denton <>; Tom Butler <>
Cc: Luke Carter <>; Andy Keen <>; Patrick Cloherty <>
Subject: Re: 11 Montague Place Worthing BN11 3BG

Good morning Andy and Tom

I hope all is well.

The case officer of 11 Montague Place has come back with the comment below regarding WSP:
'we have had comments from our drainage consultants WSP requesting information demonstrating safe access and egress to the property. They indicate that the applicant should provide a mapped route that avoids medium and high-risk flooding areas according to the climate change surface water flood extents shown in the Environment Agency Long Term Flood Risk mapping. They note that the applicant has provided the Environment Agency climate change scenario mapping, however a safe access route has not clearly been shown for the lifetime of the development, which for residential property is 100 years.'

Please, find attached their comments.
Could you please advise on this one?

Kind regards
Kel