



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

28 October 2025

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.

Following a review of the submitted information, we note the site and proposed development is at high flood risk. We are not concerned about the risk to the proposed flats or the possibility of any increase of flood risk elsewhere as a result of the development. However, we have serious concerns over the lack of safe access and egress for the proposed development due to flood risk from both fluvial/tidal and surface water sources. The applicant should submit a Flood Risk Assessment that assesses all sources of flood risk and demonstrates that safe access and egress can be achieved for the lifetime of the development.

**We would recommend the application is not approved until updated information is received that addresses the above points.**

#### **Reason**

To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Sustainable Water Management Officer

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