



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

2 April 2026

Dear Finlay,

RE: AWDM/1452/25 - Site At 101 And 103 Newland Road 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 a change of use of ground floor office and storage (Use Class E) to residential flat (Use Class C3). Demolition of existing rear extensions and erection of single storey rear extension. Alterations to front elevation to remove shopfront and replace with door and windows. Alteration of rear doors of existing ground floor flat. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that the applicant has provided a Flood Risk Assessment and Drainage Strategy (Ref: 97090-SvwBldgCmp-NewlandRd, dated March 2026) since our consultation response dated 14th January 2026. We are happy that the FRA provides sufficient information in terms of flood risk and accept the use of resistance and resilience measures proposed at the site. We note that safe access can be achieved by heading west on Newland Road due to a low risk of flood depths up to 30cm; however, we recommend this information be displayed in a separate Flood Emergency Plan document that can be provided to future occupiers of the dwelling for ease and practical use. We accept the use of existing drainage with the addition of water butts to provide betterment alongside the reduction in building footprint and therefore volume of water in the drainage system.

Based on the above, **we would recommend the approval of the application** with the following conditions attached:

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.

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 Worthing Borough Council.

Condition 2: All development shall be constructed in accordance with the submitted and approved resistance and resilience measures outlined in Flood Risk Assessment and Drainage Strategy (Ref: 97090-SvwBldgCmp-NewlandRd, dated March 2026) unless otherwise first approved in writing by the Local Planning Authority. These measures shall include:

- Use and incorporation of flood resistant materials and design to at least 600mm above the estimated flood level;
- Any doors, windows or other openings will be flood resistant to at least 600mm above the estimated flood level;
- Raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level; and
- Non-return valves fitted to all drain and sewer outlets.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Council.

Yours sincerely

Sustainable Water Management Officer