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

26 July 2024

Dear Finlay,

RE: **NOTICE/0005/24 - 56 Montague 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 application is for permitted development for prior approval for change of part first floor from Class E to 3 residential dwellings (Class C3) (part ground floor for access only). The application is to Worthing Borough Council.

Following a review of the submitted information, 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 informative attached:

Informative 1: We have identified the site is adjacent to a flood risk, therefore the applicant should consider creating an emergency plan in case of the event of a flood. 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.

Yours sincerely,

Sustainable Water Management Officer

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