Rebekah Hincke
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

23 December 2024

Dear Rebekah,

RE: **AWDM/1219/24 – Oceanview Heights 15 Montague Place 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 approval of details reserved by Conditions 3 (Schedule of Materials and Finishes); 4 (Ventilation and Acoustic Protection Measures); 5 (Construction Management Plan); 6 (Biodiversity Net Gain); 7 (Surface Water Drainage Scheme); 10 (Cycle Parking Details) and 11 (Foul and Surface Water Details) of Application AWDM/0172/24. The application is to Worthing Borough Council.

Following a review of the submitted information, we are happy to provide consultation comments on Conditions 5 and 7 due to their relation to flood risk and drainage. We have noted that the information provided for Condition 5 is sufficient; however, an updated Construction Management Plan (CMP) should be submitted prior to the discharge of the condition. Furthermore, we have noted that sufficient information has been provided for Condition 7.

We would recommend Condition 5 is not discharged until an updated CMP is received. We would recommend the discharge of Condition 7.

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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