Hannah Barker
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

Date: 23rd November 2023

Dear Hannah,

RE: **AWDM/1582/23 – Former Healthlink House, The Annexe, Southwick Street, Southwick, West Sussex, BN42 4TE.**

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

The applicant is applying for the erection of 2 no. 2-bed dwellings, following the demolition of existing offices, in the alternative to permission ref: Notice/0021/22 for change of use from commercial, business and service (use class e) to form 1no. 4-bedroom residential unit (use class c3). (Resubmission of AWDM/0002/23).

Following a review of the submitted information, we would recommend the approval of the application with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) and follow the drainage hierarchy in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. In addition, the drainage scheme shall demonstrate the site's discharge rates as close as reasonably practicable to those of greenfield and provide details of a ground investigation. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer