Jo Morin
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

26 February 2024

Dear Jo,

RE: **AWDM/0238/24 - Kings Manor 140 Heene 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 the conversion and alteration of existing care home to create 8no residential units (including alterations to original coach house to create a detached two storey 3no. bedroom dwelling) with provision of 7no car parking spaces. The application is to vary condition 1 (approved plans) of AWDM/0601/21 to retain the existing conservatory.

Following a review of the submitted information, we have noted that the previously approved drainage strategy does not include calculations or drawings for the area of the conservatory. Therefore, **we would recommend the objection of the application** until an updated drainage strategy is received that includes a new drainage drawing and calculations to include the impermeable area as a result of retaining the conservatory.

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,

Louise Tedridge
Sustainable Water Management Officer

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