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

1 August 2025

Dear Jo,

RE: **AWDM/0638/25 – 50 Rowlands 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 approval of details reserved by Conditions 3 (CMP), Condition 4 (Surface Water Drainage), Condition 6 (Landscaping), Condition 7 (Boundary walls/fences), Condition 8 (Cycle Storage), Condition 9 (Bin Storage), and Condition 10 (Sustainability) of Approved application AWDM/1150/22. The application is to Worthing Borough Council.

Following a review of the submitted information, we are happy to provide consultation comments on Condition 3 and 4 due to their relation to flood risk and drainage. **We note that sufficient information has been provided to satisfy the discharge of Condition 3.**

With regards to Condition 4, insufficient information has been provided to demonstrate that surface water will be adequately managed on site. The applicant should provide further details on the flow control of the surface water drainage system proposed to discharge to the surface water sewer. Additional information is also required regarding the permeable paving. If the paving is lined, the applicant must demonstrate how this links with the overall drainage system. If it is proposed that the permeable paving will infiltrate directly to ground, the applicant must conduct winter groundwater monitoring and winter infiltration testing to BRE DG365.

We would recommend Condition 4 is not discharged until updated information is received that addresses the above points.

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.

Matrix House
Basing View
Basingstoke, Hampshire
RG21 4FF
Tel: +44 1256 318 800
wsp.com

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Yours sincerely,

Sustainable Water Management Officer