Southern Water

Planning Department
Worthing Borough Council
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

WORTHING BOROUGH COUNCIL
PLANNING SECTION
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Your Ref
07/1078/FULL
Our Ref
DSD/S/WB/WB/2007/1078
Date
06/11/2007
Contact
Tel 01634 824103
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Dear Sir

Demolish nos 28&30 and build 8no flats
28 Marine Drive, Worthing,

Further to our receipt of the Flood Risk assessment associated with the proposed development, along with representations from local residents, I would make the following comments on behalf of Southern Water.

Although issues regarding surface water flooding have been raised by residents, there are no recorded problems with surface water sewerage in the vicinity of the site. I assume that the issues raised by residents relating to highway flooding therefore relate to highway drainage, which should be addressed by the Highway Authority, West Sussex County Council.

Residents have also raised the issue of a high groundwater table. This should be an issue to be covered under the Building Regulations, the proposed structure would require to be constructed to prevent the ingress of groundwater.

Similarly, the basement parking would need to be designed with the potential surcharging of the public sewerage system in mind. Open gullies should be avoided in areas potentially subject to flooding.

Should a discharge of surface water to the public sewer be proposed, the discharge to sewer should be no greater than that from the existing development.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours faithfully

[redacted]

David Nuttall
Planning Engineer