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

18 November 2026

Dear Jo,

RE: **AWDM/1267/26 – Blacknest Hall 18 Grand Avenue 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 dismantling and reconstruction two-storey timber-framed entrance porch and replacement of the front door; reinstatement of first floor lead light window; alterations to existing side addition containing the annexe including conversion of its garage to additional accommodation and retention of internal works already carried out; plus roof-mounted photovoltaic panels, metal French doors to replace existing window to East elevation, rendered plinth, rainwater drainage, enclosed terrace with screen fencing to East side, a/c unit, bin store and bike store. The application is to Worthing Borough Council.

Following a review of the submitted information, we request the applicant provide further information regarding the purpose of the proposed rainwater pipe and whether the existing soakaway already takes flows from the main building roof. We have concerns that the soakaway has only been sized for the small annexe to the main building and by increasing its receiving flow, flood risk to the site and surrounding area could be increased.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 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.

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Yours sincerely,

Sustainable Water Management Officer