Finlay Gardner
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

28 September 2026

Dear Finlay,

RE: **AWDM/1110/26 – 56 Montague Street Worthing West Sussex BN11 3HE.**

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 (Flood Evacuation Plan); 4 (Noise Mitigation Measures) (partial) of approved application NOTICE/0003/24. The application is to Worthing Borough Council.

Following a review of the submitted information, we acknowledge the receipt of a Flood Evacuation Plan (prepared by JM Enviro Limited | Ref: JME289.56MontagueStreet.FEP | dated 14/09/2026); however, we note that this has provided insufficient information to meet the wording of Condition 3. We would expect the FEP to list recommended actions following the receipt of Met Office rain warnings, as has been done for the receipt of EA flood alerts/warnings on page 12. In addition, a safe access and egress route should be provided for residents to follow if sufficient warning has been provided ahead of a surface water flood event. Whilst safe refuge is no longer acceptable within the NPPF and its accompanying PPG, we acknowledge that this is the safest option if an evacuation can not be carried out prior to the onset of flooding.

**Therefore, we would recommend Condition 3 is not discharged 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