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

27 June 2024

Dear Finlay,

RE: **NOTICE/0009/24 - 56 Montague Street 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 permitted development for prior approval for change of 2nd floor from Class E to Class C3 (part ground and first floors for access only). The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following condition attached:

Condition 1: Prior to the first use of the development a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Worthing Borough Council.

Yours sincerely,

Sustainable Water Management Officer

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