from Southern Water

Adur & Worthing Council
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Your ref
AWDM/0305/25

Our ref
DSA000042296

Date
31st March 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Alterations including replacement of existing external fabric with new cladding system to elevations and roof, new curtain wall glazing, removal of existing roller shutter doors, installation of new auto sliding entrance doors, removal of existing overhanging canopy and installation of 2no. canopies over warehouse entrance doors. Replacement of boundary fence with new 2.4m high fencing. New pedestrian gate and auto sliding gate at entrance.
Site: Unit 3 New Wharf Brighton Road Shoreham-by-sea

Thank you for your correspondence dated 18th March 2025. Please see our comments below regarding the above planning consultation application.

Insufficient Information

The applicant has not provided details of the proposed means of disposal of foul/surface water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

Condition:

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any

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proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

Condition:

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,
Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development

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