



Marie O'Keeffe
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

30 July 2026

Dear Marie,

RE: AWDM/0824/26 – Greenways 6 - 8 Victoria Road Southwick 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 a ground floor rear extension to provide 3no. bedrooms and office room. The application is to Adur District Council.

Following a review of the submitted information, we have noted insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG).

We have identified the site is located within an area of high surface water flood risk and therefore, a Flood Risk Assessment (FRA) should be submitted that demonstrates the proposed development will be safe for the lifetime of the development and will not increase flood risk elsewhere. Due to the surface water flood risk at the site, appropriate flood resistance and resilience measures should be considered within the development and detailed in the FRA.

We have serious concerns that the proposed development is extending into an area of flood depths over 1.2m and will displace a significant volume of flood water. The extension is for three additional bedrooms meaning the number of people vulnerable and reliant on the emergency services in a flood event, will be increased. Flood depths where the extension is proposed are unsafe and could pose a threat to life within the sleeping accommodation. **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 paragraph 170, 173, 174, 176 and 177 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.

Yours sincerely,

Sustainable Water Management Officer