



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

10 June 2025

Dear Jo,

RE: AWDM/0168/25 - 9 Station Parade Tarring Road Worthing West Sussex BN11 4SS.

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 proposed single-storey 1-bedroom dwelling unit attached to rear (south) elevation of No.9. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that the sequential test has not been correctly applied. It does not appear that the applicant has consulted the Local Planning Authority (LPA) to agree a search area, methodology, and list of sites to test. Furthermore, there are sites stated in Appendix A.1 of the Sequential Test Report (95586-Boys-StationRd ST v1.0 190525, dated May 2025), that are suitable for the proposed development. It is not clear why these sites have been considered unsuitable or unavailable for development. As the proposed development is for one dwelling, the list of sites tested can also include larger sites where the one dwelling could be included within a larger development.

We note that the applicant has provided safe access routes using the Environment Agency's risk of flooding from surface water mapping using climate change. However, the applicant must demonstrate safe access and egress for the lifetime of the development (100 years with an allowance for climate change) and this mapping only considers climate change between 2040 and 2060 which is considered insufficient.

The applicant has clarified that the drainage design will utilise an attenuation tank and not a soakaway. However, winter infiltration testing is still required to demonstrate that infiltration is not a viable option and to follow the hierarchy of preference.

We would recommend the application is not approved until updated information is received that addresses the above points.

**Reason**

To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 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