

Giles Holbrook
Local Planning Authority
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

**Lead Local Flood Authority
Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH**

Date 16th September 2026

Planning Reference: **AWDM/0723/26**

Site Address: **Montgomery Motors 37 Albion Street Southwick West Sussex
BN42 4DN**

Planning Description: **Erection of 32 no. flats in six storey building plus
associated site works, following demolition of existing building**

Dear Giles,

Thank you for your consultation on the above site. For this consultation, we have reviewed the following documents submitted:

- Technical Note: Drainage Technical Note, prepared by Ingent Consulting Engineers, dated 27 August 2026, Ref: IP-2509-1061/TN01
- Report: Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Ingent Consulting Engineers, dated 14 May 2026, Ref: 2509-1061

Since our response dated 15 July 2026, the applicant has provided updated information to address our objection. We can confirm that the information provided is acceptable and therefore, we have **no objection subject to conditions being attached to any consent** if this application is approved, and the Applicant is in agreement with pre-commencement conditions. We suggest the following wording. If the following conditions are not included, the development would be contrary to NPPF and local planning policies of Adur & Worthing Councils and we would **object** until such time that the details below are submitted for review.

Condition 1:

Prior to commencement of the development, a proportionate surface water drainage scheme construction method statement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be constructed in accordance with the approved construction method statement, approved FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development. No

alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies of Adur & Worthing Councils.

Condition 2:

The development hereby approved shall not be first occupied until a site-specific maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development in accordance with National Standards for Sustainable Drainage Systems have been submitted to and approved in writing by the Local Planning Authority. This shall include the name and contact details of any appointed management company.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Condition 3:

The development hereby approved shall not be first occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built and is operating in accordance with the approved details [Flood Risk Assessment & Surface Water Drainage Strategy, Ref: 2509-1061]. If the verification report indicates that the drainage system is not built and/or operating as intended, within three months, a scheme of modification/rectification shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the modification/rectification scheme shall be implemented in full in accordance with a timetable to be set out in the scheme.

Reason: To ensure that the development is maintained and managed to ensure continued effectiveness in accordance with National Standards for Sustainable Drainage Systems, and would not increase flood risk on or off site.

Informative:

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Flood Risk Management Team
FRM@westsussex.gov.uk