

Peter Barnett
Development Management
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

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

Date 24 April 2026

Planning Reference: **AWDM/0448/26**

Site Address: **Recreation Ground Old Barn Way Southwick West Sussex**

Planning Description: **Application to Vary Conditions 1 (Approved Plans), 22 (levels) and 26 (surface water drainage) of previously approved AWDM/1217/23. Amendments: Repositioning of pitch; reduction in clubhouse size and alterations including relocation of main entrance; formation levels change and two new access ramps; amended surface water drainage strategy incorporating new soakaway design based on perimeter-only infiltration. ORIGINAL DESCRIPTION: Redevelopment of the Former Southwick Football Club, comprising the replacement of existing turf pitch with 3G pitch and replacement floodlights, demolition of existing clubhouse and erection of replacement Sports Hub Building, erection of spectator stand along with other ancillary infrastructure.**

Dear Peter,

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

- Plan: Proposed AGP Drainage Layout, prepared by Surfacing Standards Limited, dated 31 March 2026, Ref: LANO-CLS042-01, Rev: 00
- Plan: Proposed AGP Drainage Strategy, prepared by Surfacing Standards Limited, dated 31 March 2026, Ref: LANO-CLS042-02, Rev: 00
- Plan: Proposed AGP Drainage Strategy, prepared by Surfacing Standards Limited, dated 31 March 2026, Ref: G200878-04, Rev: 00
- Plan: Proposed AGP Drainage Layout, prepared by Surfacing Standards Limited, dated 31 March 2026, Ref: G200878-05, Rev: 00

This application proposes a variation to Condition 26 to allow for the surface water drainage strategy to be designed and approved in stages. It is proposed that the drainage network for the artificial pitch is approved at this stage and the remaining elements of the surface water drainage strategy including the construction

methodology will be submitted at a later stage. For reference, Condition 26 is worded as follows:

26. Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA and Drainage Strategy and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. Further groundwater monitoring and infiltration testing in accordance with BRE365 shall be completed. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policy 36 of the Adur Local Plan.*

Whilst we do not have any fundamental issues with discharging Condition 26 in parts, we are concerned with the current level of detail provided and the proposed delivery stages. The condition requires a construction method statement, and this should be provided at the earliest stage and prior to any construction.

We are also concerned that the building drainage will rely on the drainage proposed for the artificial pitch and it is unclear whether the current proposals will be sized to deal with the entire site. Evidence should be provided to show that sufficient storage is being provided to drain the entire site or that there is sufficient space on site to drain the remaining site through a separate system.

We **object** to this planning application in the absence of an acceptable Drainage Strategy.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 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.

We will consider reviewing this objection if the issues raised above are adequately addressed.

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