



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

8 September 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 note that the information provided within the Flood Risk Assessment does not adequately address the significant surface water flood risk at the site and is therefore not in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG). 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 which has not been addressed within the submitted Flood Risk Assessment. The extension is for three additional bedrooms which would increase the number of people vulnerable and reliant on the emergency services in a flood event. Emergency services and the residents of the site need to be able to safely access the proposed development during significant rainfall events. Proposing to seek refuge at upper floors is not considered to be an appropriate mitigation measure given that the flood depths where the extension is proposed are unsafe and could pose a threat to life within the sleeping accommodation on the ground floor.

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 subsections F2, F4, F5, F6, F7 and F8 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