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Lead Local Flood Authority

Date 27/03/2026

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

Dear Peter,

RE: AWDM/0153/25 – Queens Parade North Road Lancing West Sussex

Thank you for reconsulting us on the above application, received on 18th March 2026. Following submission of further information we are satisfied that Southern Water have now accepted, in principle, that they will receive the surface water runoff from the new proposed surface area of the site within their network (at the agreed rate of 1l/s). We therefore have **no objection, subject to conditions:**

- 1) 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 AEG5636_BN15_Lancing_07 Issue 4 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. 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 Local Planning Policy 36 of the Adur Local Plan.

- 2) The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
 - I. a timetable for its implementation,

II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.

III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

- 3) Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with the NPPF and Policy 36 pursuant to condition 1.

Yours sincerely

Natalie Biddulph

Flood Risk Management Team
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Annex

– Documents Considered as part of this response

- AEG5636_BN15_Lancing_07 Issue 4 06/03/2026