Louise Prew
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 29 September 2026

Planning Reference: **AWDM/1329/25**
Site Address: **Car Park Adjacent Sandell House Railway Approach, Worthing, West Sussex**
Planning Description: **Erection of a five to seven storey building with 29 self contained residential units (Use Class C3) including undercroft parking and cycle store linked to listed building**

Dear Louise,

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

- Report: Flood Risk Assessment and Drainage Strategy | prepared by GTA Civils and Transport | dated 25 August 2026 | Ref: 13974 | Rev: Fourth Issue

The LLFA previously responded to this application on the 6 January 2026 outlining several points of objection. Since this response, the applicant has provided an updated Flood Risk Assessment and Drainage Strategy to overcome our objection.

Therefore, the applicant has provided a Flood Risk Assessment (FRA) and Drainage Strategy to account for the local flood risk issues and surface water drainage at this location. Following a review of the submitted documents, the details are in accordance with NPPF and local planning policies of Adur & Worthing Councils.

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 within the Flood Risk Assessment and Drainage Strategy (dated 25 August 2026, Ref: 13974). 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.

Yours sincerely,

Flood Risk Management Team

FRM@westsussex.gov.uk