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Lead Local Flood Authority

James Appleton
Adur & Worthing Councils,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

Date 05 February 2025

Dear James,

RE: **AWDM/1572/24 – Land At Former Gas Works Site, Park Road, Worthing, West Sussex**

Thank you for your consultation on the above site, received on 24 January 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 13 (Piling), 17 (Drainage Surface Water), 20 (Foul Drainage), 29 (Accessibility) and 36 (Sub-station). As conditions 13, 20, 29 and 36 are not related to Surface Water Drainage or Flood Risk matters, we have no further comment at this time.

The LLFA have reviewed the documents submitted in relation to Condition 17, as it relates to drainage. For reference, Condition 17 is worded as follows:

"With the exception of any demolition and clearance works and remediation development 'shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should be in accordance with the surface water drainage element of the drainage layout in Appendix D of the Flood Risk Assessment (June 2021) prepared by GTA Civils submitted in support of the planning application unless agreed otherwise with the Local Planning Authority. No apartment building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme."

The LLFA Technical Review includes:

- The outfall in the Drainage Plan does not have a discharge rate attached to it. At present, it states ‘Subject to Southern Water Consent’. We would require the consent for review.

As such, we are **unable to recommend the discharge of Condition 17.**

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.

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

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Worthing Gas Works – Planning Condition Discharge, prepared by Heyne Tillet Steel, 08 November 2024, REF 3213 REV 01
- Drawing: Phase 2 Civils Work Proposed Drainage Key Plan, prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-200 REV T04
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 1 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-201 REV T04
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 2 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-202 REV T04
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 3 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-203 REV T04
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 4 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-204 REV T05
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 5 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-205 REV T04
- Drawing: Phase 2 Civils Work Proposed Drainage Plan (Sheet 6 of 6), prepared by Heyne Tillett Steel, 20 December 2024, REF S929-HEY13-SW-00-DR-C-655-206 REV T04