



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

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

Date 15 July 2026

Planning Reference: **AWDM/0723/26**

Site Address: **Montgomery Motors 37 Albion Street Southwick West Sussex BN42 4DN**

Planning Description: **Erection of 32 no. flats in six storey building plus associated site works, following demolition of existing building**

Dear Giles,

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

- Report: Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Ingent Consulting Engineers, dated 14 May 2026, Ref: 2509-1061

The LLFA has reviewed the submitted information and has no concerns over the existing flood risk at the site or the impact of the proposed development on surface water flood risk. The principles of the proposed drainage strategy are also acceptable and a reduction of the discharge rate to 1l/s is appropriate for the development. However, as the proposals are for a new connection into the southern Water public surface water sewer, an agreement or approval from Southern Water for the proposed connection and discharge rate is required. The submitted drainage plan should also include further details on pipe sizes and depths to accompany the submitted calculations.

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

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

1. Detailed drainage plan to include pipe details and inspection chamber details.

2. Evidence of communication with Southern Water to confirm acceptance of the proposed discharge location and rate entering the public surface water sewer.

Yours sincerely,

Flood Risk Management Team
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