

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 19th August 2025

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

We have reviewed the above application further and wish to make the following comments;

We note the revised plans, which do not alter the previous comments made in our response of 18 March. However, we have also had sight of the updated Southern Water response dated 11 August.

To reiterate our previous comments, any connection to a Southern Water asset for the disposal of surface water must be approved in principle by them.

Our concern remains the appropriate management of surface water, and we agree with Southern Water that the disposal hierarchy must be adhered to, as this is also a requirement of the National Standards for SuDS (updated July 2025):

[National standards for sustainable drainage systems \(SuDS\) - GOV.UK](#)

For this reason, we need to see evidence that the surface water discharge from this site is being managed into an appropriate system that follows the hierarchy, and that no surface water is able to enter a foul system:

- We will need further confirmation as to the existing arrangement in the first instance. This may require a CCTV survey to ascertain connections both on site and to any wider system.

Our mapping indicates the presence of a culverted ordinary watercourse beneath North Road, which was previously classified as a surface water sewer. However, it is now unlikely to be included on Southern Water's asset register, meaning the applicant may be unaware of its existence.

- As per the SuDS hierarchy, even if the existing site drainage does not connect to this, it must still be considered for the redevelopment, and justification for its elimination given prior to any proposed connection or increase in flow rate to a combined sewer.

Once further evidence is provided regarding the management of surface water at and downstream of this development, we will be in a position to comment further.

Yours sincerely

Natalie Biddulph

Flood Risk Management Team

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