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Date 06 January 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, received on 04 December 2025. For this consultation, we have reviewed the following documents submitted:

- Report: Flood Risk Assessment and Drainage Strategy | prepared by GTA Civils and Transport | October 2025 | Ref: 13974 | Rev: Second Issue

We are concerned with the existing flood risk surrounding the site and how access and egress will be impacted. Alongside this, for discharge into a surface water sewer, we would need to see a pre-development enquiry from Southern Water / engagement which has not been provided at this stage.

We **object** to this planning application in the absence of an acceptable Flood Risk Assessment (FRA) and Drainage Strategy relating to:

- The proposed SuDS are likely to increase the risk of flooding elsewhere.
- The development does not comply with NPPF, PPG or Local Policies (i.e. Level 2 SFRA – Adur and Worthing).

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.

We will consider reviewing this objection if the issues highlighted on the accompanying Planning Application Technical Response document are adequately addressed.

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