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Lead Local Flood Authority

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

Date 25th March 2026

Dear Louise,

RE: **AWDM/0260/25 – Former Edf Car Park, Southdownview Road, Worthing, West Sussex**

Thank you for your reconsultation on the above site, received on 5th March 2026. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 23 (surface water drainage scheme), 24 (maintenance and management), 25 (discharge flow to watercourse) and 26 (foul and surface water disposal) of application AWDM/0056/22.

The LLFA have reviewed the documents submitted in relation to Condition 23, 24, 25 and 26, as they relate to drainage. For reference, Condition 23 is worded as follows:

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 in consultation with Southern Water and the Lead Flood Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations as well as acceptable discharge points, rates and volumes; and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework.

Condition 24 is worded:
Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework.

Condition 25 is worded:
The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework.

Condition 26 is worded:
Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework.

Following discussions with the Local Planning Authority and applicant, and review of updated documents, we have no objection to this application. The details submitted are in accordance with the approved plans.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
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