

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 18th March 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

Thank you for your consultation on the above site, received on 26th February 2025. We have reviewed the application as submitted and wish to make the following comments.

This is a full planning application is for a proposed 2 storey upwards extension (including additional floor over the Co-Op building) to provide 21no. flats (Class C3) plus aesthetic improvements to the existing building. Provision of hard and soft landscaping, refuse and cycle storage

At present, the LLFA **objects** to the application, due to below:

- 1) The Environment Agency has recently updated its flood risk modelling (NaFRA2) and this has resulted in a change of surface water flood risk profile at this site. Please update the Flood Risk Assessment using the latest data.
- 2) Following the SuDS Hierarchy, the Applicant has stated that the only method of surface water discharge is to the existing foul sewer (which it is contended should be classified as a combined sewer due to existing surface water connections). Following discussions with Southern Water, they have advised they classify this as a foul only sewer, irrespective of any existing connection. It is noted on our mapping that there is a private surface water system adjacent to the foul sewer in North Road. It must be demonstrated that the applicant has explored the private surface water system in order to follow the SuDS hierarchy. We would suggest contacting WSCC Highways and the Adur & Worthing Councils in the first instance to assist in ascertaining who manages and maintains this asset. When/if the asset owner is identified, we will need evidence that the asset owner is content for

connections to be made. As this may be unsuitable for submitting to planning portal, we are happy for this to be sent to the email below.

- 3) If the Applicant wishes to pursue their existing strategy, we will need to see written confirmation from Southern Water that the proposal is acceptable, to establish that the site can be drained in principle. Their latest guidance is available here:
[Microsoft Word - Surface Water Management Policy v 0.3](#)

Once these points have been addressed, we will review further, it may be possible to remove our objection at that stage, dependent on the level of information provided and any further queries arising

Yours sincerely,

Flood Risk Management Team
FRM@westsussex.gov.uk

Documents considered prior to response:

AEG5636_BN15_LANCING_07 – FRA and Drainage Strategy