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Lead Local Flood Authority

Date 17th November 2025

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

Dear Stephen,

RE: **AWDM/0942/23 – Hm Revenues And Customs, Barrington Road, Worthing, West Sussex, BN12 4XL**

Thank you for your consultation on the above site, received on 3rd November 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 12, 22 and 23 of AWDM/1979/19.

The LLFA have reviewed the documents submitted in relation to Condition 22 and 23, as they relate to drainage. For reference, Condition 22 is worded as follows:

Development of a phase shall not commence, other than works of site survey and investigation, until details of the proposed means of:

i. foul drainage disposal, and

ii. surface water drainage disposal,

for that phase have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The design of surface water drainage shall 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, and the recommendations of the SuDS Manual produced by CIRIA and shall maintain existing surface water flow paths across the site, including mitigation measures for any areas of high risk. 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 and foul drainage serving that building 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 foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not

increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.

Condition 23 is worded:

Development of each phase 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 for that phase, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure adequate foul and surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy 12 & 15 of the Worthing Core Strategy 2011.

Following a review of the updated information, we now have no objection to the discharge of conditions 22 and 23. Our concerns raised previously have been adequately addressed.

For avoidance of doubt, for the maintenance, WSCC will only be maintaining adopted highways systems.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Drainage Maintenance and Management Plan by ATCN Consulting, 18/12/2024, revision P04
Drainage Technical Note by ATCN Consulting, 10/06/2025, revision P01