



Jackie Fox
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

21 September 2026

Dear Jackie,

RE: AWDM/0806/26 – 173A Findon Road Worthing West Sussex BN14 0BQ.

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the construction of two-storey one-bedroom dwelling (following the demolition/alteration of the existing structures). The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on flood risk grounds; however, additional drainage information is required to satisfy the requirements of the NPPF and its accompanying PPG. It is recommended that the proposed discharge rate to the surface water sewer is restricted to a minimum of 1 l/s to reduce the risk of blockages across the system. In addition, updated calculations are required using FEH-22 rainfall data and the amended discharge rate. We acknowledge the receipt of maintenance information; however, this cannot be accepted at this stage as the detailed SuDS condition has not yet been satisfied. Therefore, **we would recommend the approval of the application** with the following conditions:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the National Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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, and the recommendations of the SuDS Manual produced by CIRIA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Yours sincerely,

Sustainable Water Management Officer