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Lead Local Flood Authority

Date 28th October 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 reconsulting us on the above. We have reviewed the above application further and wish to make the following comments;

Issue 1 – SuDS Hierarchy Compliance

As per the SuDS standards, discharge to a surface water sewer, or another piped surface water drainage system is superior to discharge into a combined system. We need to be satisfied all surface water only systems in the vicinity either do not have the required capacity or the required connection is not possible.

(We note that Appendix B has not been provided and we would please request this is added to the portal). We would be willing to accept any connection to a piped surface water system for the surface water discharge in the vicinity of the site. This would be subject to the appropriate easements, confirmation that the receiving system has the required capacity for any additional flow and a plan illustrating the connection location. It is our understanding that should it be under private responsibility you would only require consent from the landowner at the point of proposed discharge. However if it is a shared system under the Transfer of Private Sewers Regulations 2011 then permission should be sought from Southern Water. A CCTV survey may assist in determining the nature of the system. We would not be in a position to recommend an individual contractor as we are an impartial body.

Issue 2 – Inappropriate use of a combined system (discharge)

While the Applicant has reasserted that the existing connection is to a combined sewer, Southern Water have not confirmed this. We need to see evidence that this is accepted by Southern Water, and that this is not simply a case of a foul system with misconnections of surface or combined discharges. Without this confirmation we would

be allowing a connection to a foul sewer which is not permitted (irrespective of any existing drainage that connects to it).

Issue 3 - Inappropriate use of a combined system (on site)

We note that it is proposed to retain a combined surface and foul water system within the boundary of the site. The Applicant should ensure they comply with building regulations in this regard. If the proposed discharge location is not to a confirmed combined system then the Applicant will need to design a new scheme that maintains separation prior to two separate discharges to appropriate systems (foul and surface water).

Due to the above we must maintain our objection at present until the above matters are resolved.

Yours sincerely

Natalie Biddulph

Flood Risk Management Team

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Documents considered as part of this response:

Aegaea Response AEG5636_BN15_Lancing_07_A (undated)