



Hannah Barker
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

7 May 2026

Dear Hannah,

RE: AWDM/0221/26 - Meadway Old Salts Farm Road Lancing West Sussex.

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 conversion of bungalow to a two-storey house, including extensions to front and rear and addition of first floor and new pitched roof. The application is to Adur District Council.

Following a review of the submitted information, we note that insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG). We have concerns regarding the following:

Surface Water Flood Risk: We have identified the site is located within an area of surface water flood risk and therefore, a Flood Risk Assessment (FRA) should be submitted to demonstrate that the proposed development will be safe for the lifetime of the development.

Resistance and Resilience Measures: Due to the surface water flood risk at the site, appropriate flood resistance and resilience measures should be considered within the development and detailed in the FRA.

Surface Water Drainage: No information has been provided regarding the proposed method of discharge for surface water.

Therefore, we would recommend the application is not approved until updated information is received addressing the above points.

**Reason**

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely

Sustainable Water Management Officer