Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 6th October 2025

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

Dear Stephen,

RE: **AWDM/1160/25– Former Skywaves House, Ivy Arch Road, Worthing, West Sussex, BN14 8BX**

Thank you for your consultation on the above site, received on 12th September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an application to discharge conditions 9 and 11 of application AWDM/0207/22.

We have provided comments for condition 9, as this relates to drainage. For reference condition 9 is worded as follows:
Drainage: verification Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by a qualified engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.
Reason: To ensure an accurate record of drainage in accordance with policies of the Worthing Local Plan 2023 and paras 167 &169 of the NPPF 2021.

We **object and require additional information regarding:**

1. We have concerns that there is evidence to suggest the surface water drainage system is not fully constructed yet. For example, the attenuation crate is not fully connected, or covered:



2. There is no evidence that the flow control has been installed.
3. No as built drawing or completion report has been provided.
4. The photo's show poor construction in places – pipes should be cut flush with the walls of the manhole.

The verification report has been issued by GTA Civils, who designed the surface water drainage for the site, which could create conflict of interest.

The following document should help with addressing the objection: Surface Water Drainage Verification Condition Guidance Note

We will consider reviewing this objection when the issues highlighted above are adequately addressed and we are formally reconsulted.

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 Construction Verification Report by GTA Civils & Transport Ltd, 08/09/2025, Issue: Prelim