

Drainage Statement

Montague Quarter, Liverpool Road, Worthing

Introduction

This Drainage Statement (DS) accompanies the planning submission to Worthing Borough Council (WBC) by Cayuga 013 LLP for an additional 9no. residential apartments at the 1st floor level at Montague Quarter. This DS has been prepared by GTA Civils & Transport Ltd (GTA) on behalf of Cayuga 013 LLP. No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.

WBC granted full planning permission in October 2023 for a proposed development at Montague Quarter comprising a maximum of three additional floors above the existing shopping centre to provide 42no. residential units. WBC's planning reference number is AWDM/1624/22. The application was supported by a Preliminary Drainage and Flood Risk Strategy (PDFRS) by HOP Consulting Ltd (HOP) dated October 2022.

The planning approval included conditions related to foul and surface water drainage which were discharged in July 2024 under WBC reference AWDM/0104/24. The discharge of conditions application was supported by a DS prepared by GTA.

Subsequently a Section 73 application has been submitted for an additional 3no. apartments located on the 2nd floor within existing commercial space. The application was approved by planning committee on 20 August 2025 subject to a Deed of Variation being completed. The WBC reference for the Section 73 application is AWDM/1194/24.

Development Proposal

The extant consent (AWDM/1624/22) is for the creation of an additional development above the existing building. The Section 73 variation (AWDM/1194/24) includes 3no. additional apartments within the existing building envelope. Likewise, this new application seeks permission for the creation of 9no. additional apartments at 1st floor level within the existing building envelope. The space is currently used as the upper floor of a retail unit.

The proposed apartments (Flat N1 to N9) are shown on the architect's first floor plan which is appended to this DS.

Surface Water Drainage

The proposals affect the internal layout of the 1st floor of the building only. There is no change proposed at roof level or to the overall building footprint; hence, the proposals can have no impact on surface water drainage. The details approved by WBC under application AWDM/0104/24 remain appropriate.

Civil Engineering - Transport Planning - Flood Risk

To confirm this conclusion, the Lead Local Flood Authority (LLFA) at West Sussex County Council (WSCC) stated in its response to the Section 73 application dated 14 October 2024 (AWDM/1194/24):

"We have no objection to this application as there are no changes to the impermeable area, therefore no changes to the drainage strategy are required."

Foul Water Drainage

Montague Quarter is served by existing public foul sewers on each side of the building. The approved foul drainage strategy under AWDM/0104/24 comprises re-use of the existing foul drainage connections from the building to these sewers. Southern Water's consultation response dated 14 February 2024 stated it had no objections to the submitted details. Southern Water also responded to the Section 73 application (AWDM/1194/24) stating no objection. Hence, there are evidently no capacity issues concerning the additional 45no. apartments approved at the site.

The addition of a further 9no. apartments is not expected to result in any capacity issues to the existing sewer network.

The additional load generated by the 9 apartments is shown in Table 1 below.

Type of unit	Population per unit type	Number of units	Population	Daily load (@ 180 l/head/day)	Peak flow (@ 0.05 l/s/unit)
1-Bed	2	5	10		
2-Bed	4	4	16		
Total	-	9	26	4.7 m³	0.45 l/s

Table 1: Foul load and flow from additional apartments

It is unlikely that this small additional load would cause any new capacity issues in the sewer network. However, in such case, any off-site upgrades would be carried out by Southern Water and funded by Infrastructure Charges.

The re-modelling of the internal layout at 1st floor level to create apartments will result in new SVP / stack positions at ground floor level. Hence there will be some external work to make new physical connections to the sewers. The connection locations are shown on the proposed ground floor drainage layout which is appended to this DS.

The connections to the existing public foul sewers will be subject to a Section 106 (Water Industry Act) new connection agreement with Southern Water.

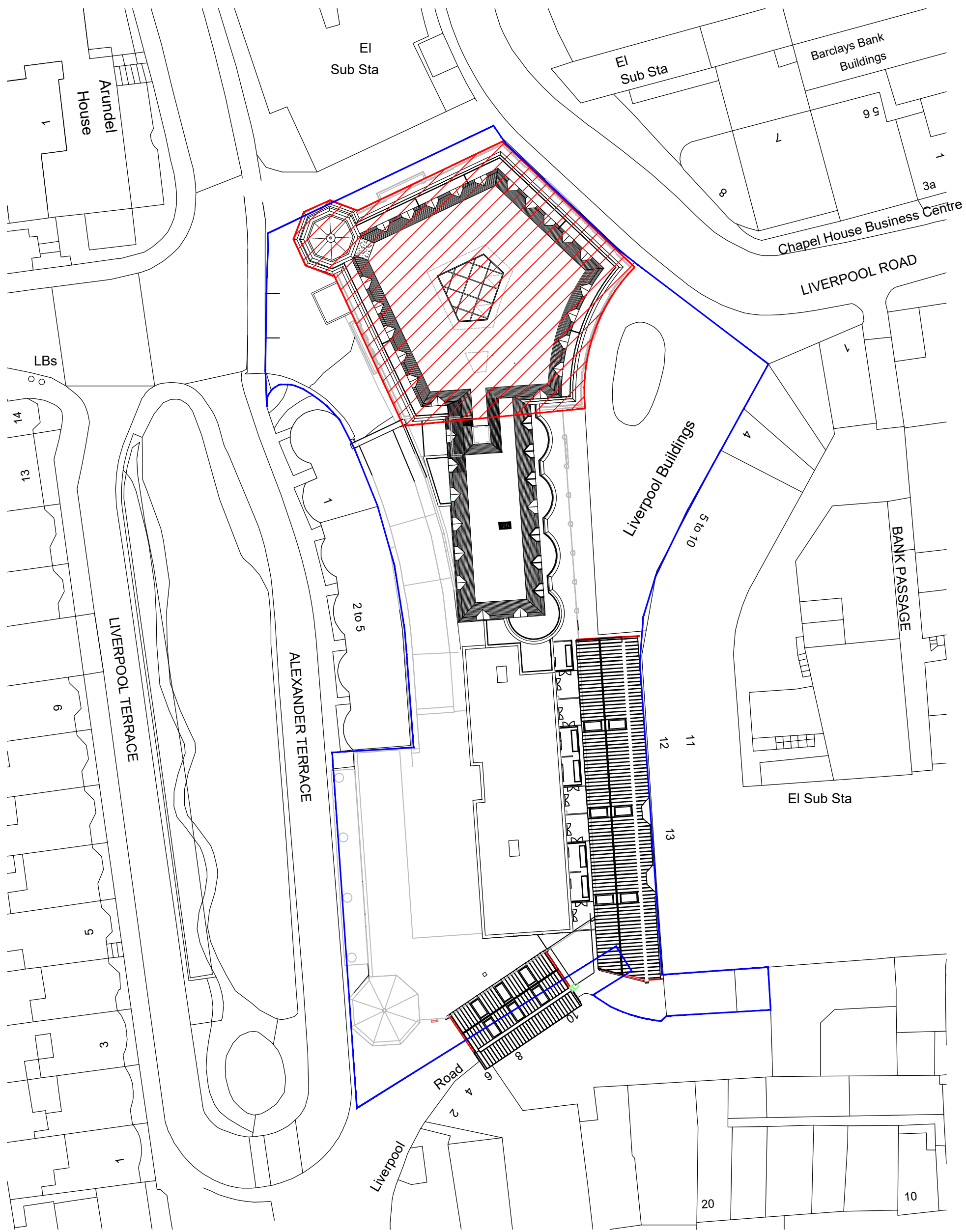
Conclusion

The creation of 9no. residential apartments at 1st floor level within the existing building envelope will have no impact on surface water drainage.

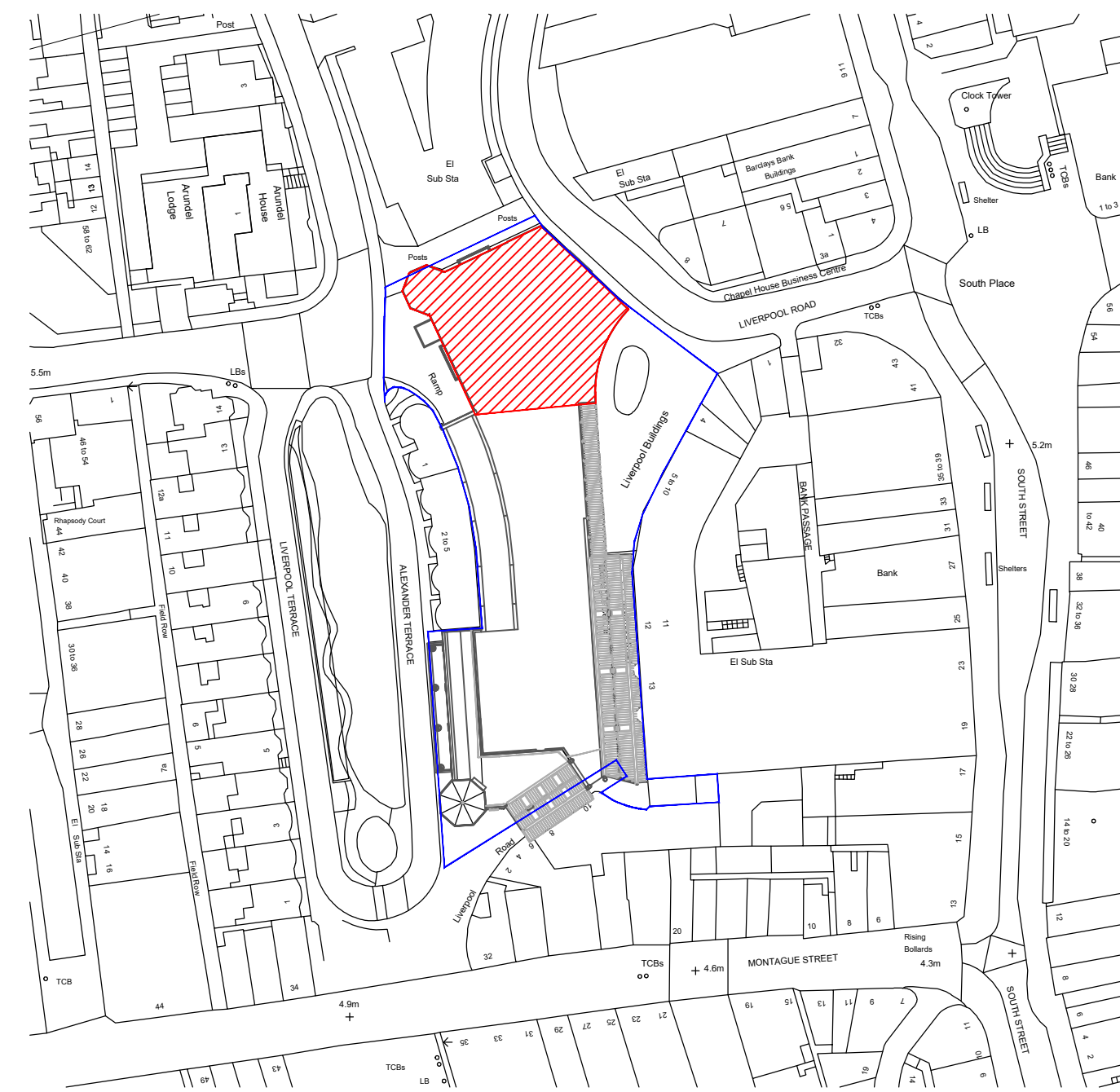
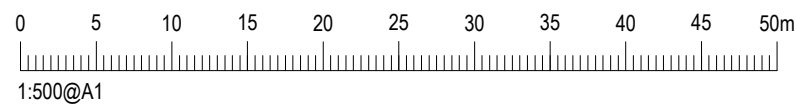
The small increase in foul drainage generated is unlikely to create any capacity issues in the local sewer network.

Appended documents:

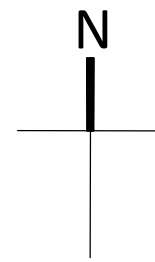
- Architect's drawings:
 - NF-01 Location & Block Plans
 - NF-102 A Proposed First Floor Plan
- Drainage layouts:
 - 13853-1601-P1 Drainage Layout - Existing
 - 13853-1602-P2 Foul Drainage Layout - Proposed



Block Plan
Scale 1:500@A1



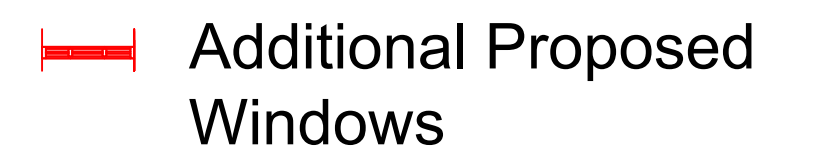
Location Plan
Scale 1:1250@A1



15.05.25		First Issue
Rev	Date	Description
ACCEL CONSULTING LTD		
210 Southwick Street		
Southwick, B142 4TB		
Tel: 01273 8934921		
www.accelconsulting.co.uk		
Client		
CAYUGA 013 LLP		
Project		No
MONTAGUE QUARTER, WORTHING		1983
Drawing Title		
LOCATION & BLOCK PLANS		
Drawing No	Rev	Rev Date
NF-01	-	15 MAY 2025
Scale		1:200@A1

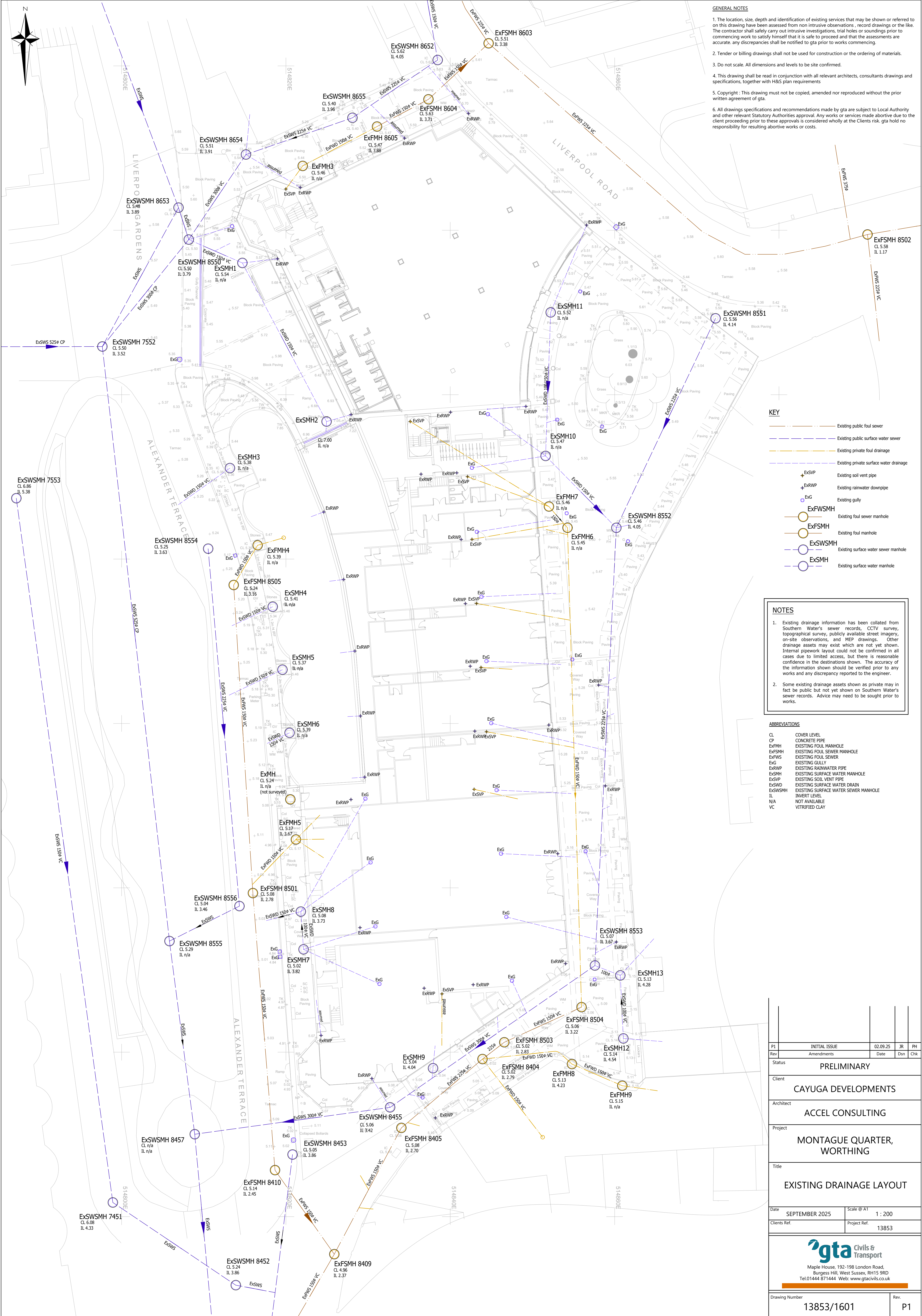
PLANNING ISSUE

ACCEL CONSULTING LTD

[illegible]

A	08.07.25	Kitchen separated in Sino. Flats	
-	15.05.25	First issue	
Rev	Date	Description	
ACCEL CONSULTING LTD 20 Southwick Street Southwick, West Sussex, BN42 4TB Tel 01273934921 www.accelconsulting.co.uk			
Client			
CAYUGA D13 LLP			
Project			No.
MONTAGUE QUARTER, WORTHING			1983
Drawing Title			
PROPOSED FIRST FLOOR PLAN			
Drawing No	Rev	Issue Date	Scale
NF-102	A	08 JUL 2025	1:200@A1

ACCEL Consulting Ltd



- GENERAL NOTES**
1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations, record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.
 2. Tender or billing drawings shall not be used for construction or the ordering of materials.
 3. Do not scale. All dimensions and levels to be site confirmed.
 4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements
 5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
 6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

- KEY**
- Existing public foul sewer
 - Existing public surface water sewer
 - Existing private foul drainage
 - Existing private surface water drainage
 - Existing soil vent pipe
 - Existing rainwater downpipe
 - Existing gully
 - ExFSVP
 - ExRWP
 - ExG
 - ExFWSMH
 - Existing foul sewer manhole
 - ExFSMH
 - Existing foul manhole
 - ExSWSMH
 - Existing surface water sewer manhole
 - ExSMH
 - Existing surface water manhole

- NOTES**
1. Existing drainage information has been collated from Southern Water's sewer records, CCTV survey, topographical survey, publicly available street imagery, on-site observations, and MEP drawings. Other drainage assets may exist which are not yet shown. Internal pipework layout could not be confirmed in all cases due to limited access, but there is reasonable confidence in the destinations shown. The accuracy of the information shown should be verified prior to any works and any discrepancy reported to the engineer.
 2. Some existing drainage assets shown as private may in fact be public but not yet shown on Southern Water's sewer records. Advice may need to be sought prior to works.

- ABBREVIATIONS**
- | | |
|---------|--------------------------------------|
| CL | COVER LEVEL |
| OP | CONCRETE PIPE |
| ExFMH | EXISTING FOUL SEWER MANHOLE |
| ExFSMH | EXISTING FOUL SEWER |
| ExFWS | EXISTING FOUL WATER SEWER |
| ExG | EXISTING GULLY |
| ExRWP | EXISTING RAINWATER PIPE |
| ExSMH | EXISTING SURFACE WATER MANHOLE |
| ExSVP | EXISTING SOIL VENT PIPE |
| ExSWS | EXISTING SURFACE WATER DRAIN |
| ExSWSMH | EXISTING SURFACE WATER SEWER MANHOLE |
| IL | INVERT LEVEL |
| N/A | NOT AVAILABLE |
| VC | VITRIFIED CLAY |

P1	INITIAL ISSUE		02.09.25	JR	PH
Rev	Amendments		Date	Dsn	Chk
Status					
PRELIMINARY					
Client					
CAYUGA DEVELOPMENTS					
Architect					
ACCEL CONSULTING					
Project					
MONTAGUE QUARTER, WORTHING					
Title					
EXISTING DRAINAGE LAYOUT					
Date		Scale @ A1		1 : 200	
SEPTEMBER 2025					
Clients Ref.		Project Ref.		13853	
 Civils & Transport Maple House, 192-198 London Road, Burgess Hill, West Sussex, RH15 9RD Tel.01444 871444 Web: www.gtacivils.co.uk					
Drawing Number				Rev.	
13853/1601				P1	

