Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 24th September 2025

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

Dear Peter,

RE: **AWDM/1127/25– Land South Of West Street And West Of Loose Lane, Sompting, West Sussex**

Thank you for your consultation on the above site, received on 4th September 2025. We have reviewed the application as submitted and wish to make the following comments.

This is an application for Approval of Details Reserved by Condition 14 (Surface Water Drainage) of application AWDM/0323/19.

For reference the condition is worded:
Immediately following implementation of the approved surface water drainage system and prior to occupation of the development, the developer/applicant shall provide the local planning authority with as-built drawings covering each dwelling associated with the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The completion report should clearly identify the individual plot numbers to which the details relate in order to allow these plots to be occupied, whilst other dwellings within the same phase are still under construction. The scheme shall thereafter be maintained in perpetuity.
Reason: To avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 36 of the Adur Local Plan.

We **object** to this planning application in the absence of an acceptable verification report relating to:

1. In the verification report there are defects identified which need correcting, to ensure the scheme is fit for purpose.
2. There is a deviation from the drawings agreed with the Highways Adoption Team. We require evidence that this was approved by WSCC Highways.

As stated in 2.3.1 a follow up survey is needed to confirm as-built cover levels.

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;

Surface Water Verification report by Spoormaker & Partners, 1st September 2025, revision A