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Lead Local Flood Authority

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

Date 14th May 2025

Dear James,

RE: **AWDM/0496/25 - Former 22 Clifton Road, Worthing, West Sussex, BN11 4DY**

Thank you for your consultation on the above site, received on 6th May 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of 10 and 12 following approval of AWDM/0072/21

The LLFA have reviewed the documents submitted in relation to Condition 10, as it relates to drainage. For reference, Condition 10 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 DM9 and DM20 of the Worthing Local Plan 2020 - 2036 and paras 167 &169 of the NPPF 2021.

We have concerns that the submitted information does not meet with NPPF, PPG or the LPA policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development. We provide the following technical review for your consideration.

The main issues include;

- The drainage system has not been constructed fully yet. The attenuation tanks are above surface and not connected to the pipes.
- The As Built layout is not legible in the Verification Report.

As such, we are **unable to recommend the discharge of Condition 10**.

The following document shows what the LPA expect to be submitted for a Verification Report: Surface Water Drainage Verification Condition Guidance Note

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;

- Proposed Drainage Layout by GTA Civils, 06/05/2024, revision A2
- Drainage Construction Verification Report by GTA Civils, 08/04/2025, Initial Issue