Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 17 July 2025

Stephen Cantwell
Development Management
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

Dear Stephen

RE: **AWDM/0750/25 – Land Site West of Fulbeck Avenue, Northbrook, Worthing, West Sussex**

Thank you for your consultation on the above site, received on 11 June 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 22 relating to the verification of drainage associated with phase 2. The LLFA notes that the drainage for Phase 1 was previously verified under the application **AWDM/0163/23**.

The LLFA have reviewed the documents submitted in relation to Condition 22, as it relates to drainage. For reference, Condition 22 is worded as follows:

Condition 22: Drainage Verification
Immediately following implementation of the approved surface water drainage system for the second phase of development and prior to occupation of any dwellings within the second phase (Blocks 4 & 5), the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented second phase 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. This shall be in addition to the as built drawings and confirmatory information already approved and accepted for the phase 1 area (planning reference AWDM/0163/23). The drainage system shall thereafter be maintained in perpetuity.

Reason: To ensure appropriate drainage, including sustainable drainage principles, in accordance with policies DM9, DM16, DM20 & DM21 of the Worthing Local Plan 2020-2036.

We are pleased to see that the information provided (Phase 2 Drainage Verification Report Ref: 6707-RGP-ZZ-00-RP-C-0502 P2, dated June 2025) meets the requirements

of condition 22 of application AWDM/0750/25 and we are therefore able to **recommend that condition 22 is discharged.**

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Report: Phase 2 Drainage Verification Report Ref: 6707-RGP-ZZ-00-RP-C-0502 P2, prepared by RGP, 06 June 2025, Issue 2.
- Report: Flood Compensation Area Drainage Verification Report Ref: 6706-RGP-ZZ-00-C-0501 P2, prepared by RGP, 21 May 2025, Issue 2.