Marie O'Keeffe
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

Date: 20th October 2023

Dear Marie O'Keeffe,

RE: **AWDM/0945/23 – Sussex Police Authority Custody Suite, Centenary House, Durrington Lane, Worthing, West Sussex, BN13 2PQ**

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

The applicant is applying for the creation of new vehicular access from Littlehampton Road (A2032) to serve Worthing Durrington Police Station and Custody Suite and relocation of gas meter housing.

Following a review of the submitted information, the details for the proposed surface water drainage system are underestimating the current volume of storage required for the site due to the parameters used. However, due to the type of application, size of the site and the space available in this instance we believe we could provide a condition that ensures the correct parameters are used.

This can be summarised into the following conditions:

Condition 1: Prior to the commencement of development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system incorporating source control measures and restricted to the predevelopment runoff rates of no greater than 1 l/s for the corresponding critical storm shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable drainage system and the measures taken to prevent pollution of the receiving surface waters. The updated information shall include the use of FEH 2022 rainfall data and utilise a CV value of 1 to ensure

the attenuation is sized sufficiently for the critical design storm. This shall also include the following information:

- Demonstrate that the proposed discharge rate does not exceed the predevelopment discharge rates for the corresponding critical storms.
- Demonstrates that the proposed surface water drainage system does not surcharge in the 100% AEP (1 in 1 year) critical storm duration, flood in the 3.33% AEP (1 in 30 year) plus climate change critical storm duration or the 1% AEP (1 in 100 year) critical storm duration.
- Demonstrates that any flooding that occurs when taking into account climate change for the 1% AEP (1 in 100 year) critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes.

Condition 2: Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and winter infiltration testing to BRE365, or similar approved, will be required to support the viability of infiltration at the site.

Condition 3: No phase of the development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing by, the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

We would recommend the application is not approved until the updated information is received that address the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer