WOODMANS

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Project	Discharge of Conditions
1094SM St Marys	CONDITION 07: Surface Water Drainage
Date	**File Reference**
02.06.2026	1094- 6.01

CONDITION 07: Surface Water Drainage

Ref:AWDM/0082/26

07. Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policy 36 of the Adur Local Plan.

Refer to attached report by Meridian Civil Engineering Consultancy: LAND AT ST MARY CHURCH HALL, 25 EAST STREET AND 1 AND 1A NEW ROAD,SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5ZQ (extract below).

