Application Reference - AWDM/0841/20
Proposal - Approval of Details Reserved by Condition 9: Details of foul and surface water drainage of approved application AWDM/1497/17.
Address - Free Wharf, Brighton Road, Shoreham-By-Sea, West Sussex

Proposal:

This application seeks approval of details reserved by condition 9 (Foul and surface water sewerage disposal) of approved application reference AWDM/1497/17 relating to the redevelopment of the site to provide ten buildings, containing 540 new homes (of which two will be studios, 179 x one bed, 323 x two bed and 38 x three bed), 2,707sqm of commercial floorspace at ground floor level within use classes, A1 (retail), A3 (cafes and restaurants), B1 (business) and D1 (non-residential institutions). The development also includes 512 parking spaces, of which 438 will be for residents and 74 will be for the commercial space/visitors, reconstruction of the river wall, construction of mooring pontoons and observation platform at the end of Humphrey's Gap, provision of a riverside pedestrian/cycle route, areas of semi-private and publicly accessible open space, internal access roads, 596 cycle parking spaces and associated ancillary areas which was approved on 9 August 2018.

The full wording of Condition no. 9 (Foul and surface water sewerage disposal) states the following:

> *'No works except Enabling Works shall take place until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water. The development will then be carried out to comply with the agreed scheme.*
>
> *Reason: To ensure that the proposed development is satisfactorily drained'*

In support of the application the following amended information (HOP, Sept 2020) has been received by the Local Planning Authority on 8 October 2020.

- Completed application form; and
- Drainage report and supporting appendices prepared by HOP Consulting.

This concerns foul drainage; surface water drainage has been approved under condition 8 of AWDM/1497/17 in April 2020 (Reference: AWDM/0255/19).

Assessment:

The information has been assessed by the Southern Water, Environment Agency and Councils Drainage Engineer who raise no objections to the proposal. As such, the proposal is considered to meet the objectives of condition 9 of the above mentioned planning condition.

Conclusion:

For the above reasons, the details submitted in relation to condition 9 (Foul and surface water sewerage disposal) of approved application reference AWDM/1497/17 are acceptable.

The information hereby approved relates to:

- Drainage report and supporting appendices. Sept 2020 prepared by HOP Consulting received by the Local Planning Authority on 8 October 2020.

…/contd.

Informative Note:

This approval relates to foul drainage. Surface water drainage has been previously approved under planning reference AWDM/0255/19, dated 7th April 2020.

Southern Water advises there shall be no discharge of foul sewerage from the site into the public system until offsite drainage works to provide sufficient capacity within foul network to cope with additional sewerage flows are complete. Southern Water is currently in process of designing and planning delivery of off-site sewerage network reinforcements. As previously advised Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development.

If the applicant wishes to offer for the sewers for adoption, they will have to comply with sewers for adoption 7th edition. A formal application under section 104 is required to be submitted and approved by Southern Water before implementing on site. For any queries please contact Southern Water at: developerservices@southernwater.co.uk