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PO19 1RH

Lead Local Flood Authority

Date 5th July 2024

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

Dear Stephen,

RE: **AWDM/0104/24 – The Montague Centre, Liverpool Road, Worthing, West Sussex**

Thank you for your consultation on the above site, received on 14th June 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 10, 11 and 13 following permission AWDM/1624/22.

The LLFA have reviewed the documents submitted in relation to Condition 10 and 11, as they relate to drainage. For reference, Condition 10 is worded as follows:

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been 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/ No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. Details shall be supported by an assessment of the risks to controlled waters. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

Reason: To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy DM20 of the Worthing Local Plan 2020 - 2036 and the NPPF 2023.

Condition 11 is worded as follows:

No dwelling shall not be occupied 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. 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.

Reason: To ensure adequate surface water drainage, including sustainable drainage and its maintenance, is adequate for the design lifetime and does not increase flood risk elsewhere, in accordance with policy DM20 of the Worthing Local Plan 2020 - 2036 and the NPPF 2023

We are pleased to see that the information provided meets the requirements of condition 10 and 11 of application AWDM/1624/22 and we are therefore able to **recommend that condition 10 and 11 are 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,

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;

Response to LLFA comments by GTA Civils, 30th May 2024