Development Management – Delegated Officer Report

Application Number: AWDM/1470/23 Recommendation: Approve

Site: Land East Of 1 To 11 Mercury House, Ham Road, Shoreham

Proposal: Approval of Details Reserved by Conditions: Condition 7 (Accesses and Frontage); Condition 16 (Surface Water Drainage - SUDS); Condition 17 (Drainage Maintenance); and Condition 19 (Foul Water Drainage) of approved applications AWDM/1450/21 and AWDM/1024/23.

7. Vehicular Access - Details

With the exception of any site clearance works, initial ground drainage and piling construction, no development shall take place until construction details of the vehicular access and manoeuvring, parking areas and footpaths within the site and their surface water drainage, including engineering cross-sections and specifications, and details of the design and surfacing of the public footpath, vehicular crossovers and kerb alignments at the site frontages, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thereby approved and permanently maintained and retained.

***Reason**: To ensure provision of robust and drained paths, access, parking and manoeuvring areas, including suitability for servicing, refuse and emergency vehicles, in accordance with policies 28 & 29 of the Adur Local Plan 2017 and the NPPF 2023.*

16. Sustainable Surface Water Drainage

Development shall not commence, other than works of site survey and investigation and installation of initial drainage infrastructure connections (excluding foundation works), until full details of the proposed surface water drainage scheme and measures to include the control of pollution (such as use of trapped gullies and/or oil interceptors) 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage.

No 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.

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 36 of the Adur Local Plan 2017 and paras 167, 169 & 174 of the NPPF 2023.*

17. Drainage Maintenance

No development above slab level 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.

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 36 of the Adur Local Plan 2017 and paras 167 & 169 of the NPPF 2023.*

19. Foul Drainage

With the exception of site clearance works and installation of initial infrastructure connections (excluding foundation works), no development shall take place until details of the foul drainage have been submitted to and approved in writing by the Local Planning Authority in liaison with Southern Water. Details shall including timing of first occupation of the development which shall align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development. No part of the development shall be occupied until the drainage works have been carried out in accordance with the approved details.

Reason: *To ensure appropriate foul drainage, in accordance with policies 29 & 36 of the Adur Local Plan 2017.*

Planning History:

AWDM/1450/21/ 159 dwellings & Commercial Space etc. **Approved April 2023**

AWDM/1024/23/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved December 2023**

Consultations:

WSCC Highway Authority: No Objection.

WSCC LLFA (Lead Flood/Drainage): No Objection (response 24th June 2024). Note: The current s73 application AWDM/0873/24 is supported by LLFA (response 30th July 2024). This for ground level layout changes to the courtyard area to include a sub station and as part of this includes details of drainage, with root barriers to street planted trees in Brighton Road.

WSCC Highway Authority: No Objection.

Southern Water: No Objection.

Planning Assessment

The applications cover the detailed foul and surface water drainage layout and calculations to demonstrate adequate capacity, with allowance for climate change. After amendments and additional information, the County drainage/flood authority is now satisfied. The system depends on a system of attenuation tanks to achieve sufficient surface water storage without increasing risk in climate change flood events.

Southern Water is satisfied with the proposal. The main sewer easement running north-south through the site remains unaffected and Southern Water is satisfied. New foul drainage includes a main along the Brighton Road frontage, which is to be protected by root barrier as part of the parallel (s.73) application AWDM/0873/24,

which deals with new roadside tree planting in the ground along Brighton Road and containers elsewhere on the site.

The drainage design intersects with engineering details for the site access/vehicular crossover, and its relationship with roadside sullies and surface water drainage within the site. The Highway Authority is satisfied with this.

Drainage maintenance of this detailed drainage system is also included. Responsibility is with the site owners/management entity and is now acceptable to the County drainage/flood authority.

Case Officer:	Stephen Cantwell	Date: 24/09/24
Authorised by:	Gary Peck	Date: 24 September 2024