SOUTHDOWNVIEW ROAD, WORTHING

DRAINAGE SUBMISSION

24TH FEBRUARY 2026

1.0 Summary Information

1.1 This document has been prepared in response to a Virtual Meeting held on the 22nd January 2026 with West Sussex (WSCC) Planning Officers and the Local Lead Flood Team (LLFA) Officers in response to numerous technical submissions made in support of the Planning Application.

1.2 The outcome of the meeting with regards to the discharge of drainage conditions concluded that the documents submitted and approved with the original planning application, and approved through that planning application were sufficient in detail to satisfy the conditions.

1.3 The Decision Notice (DN) dated 09/02/2023 identifies a number of documents related to the drainage elements, including the design requirements with regards to the layout, storm conditions and calculations related to the proposals.

1.4 Connect Consultants Ltd were appointed on the basis that the principles approved at the Planning Stage were accepted, and that those principles should be carried forward.

1.5 Since the granting of consent, the National Planning requirements have been updated, including the requirement to assess drainage in a more onerous fashion with regards to drainage modelling.

1.6 Officers at the LLFA who were not involved with the original Grant of Permission required updated modelling to take account of current requirements as opposed to those approved at the date of the Decision Notice being issued.

1.7 These more onerous requirements fundamentally affected the deliverability of the consented scheme, and were contrary to the details previously issued and approved.

1.8 It was agreed during the Virtual Meeting that the current Connect Consultants Ltd submitted documents would be withdrawn to be replaced with the original Bright Civils drainage information provided and approved in the Decision Notice.

2.0 Design parameters

2.1 The design parameters submitted with the Application, and approved in the Decision Notice identify the design parameters for the drainage elements, and should be read with the Site Investigation reports approved in the Decision Notice, including the Borehole Logs and Supplementary Groundwater Level Monitoring reports with the Planning Authority hold.

2.2 Section 3 below identifies the specific conditions and the information provided, as it was during the planning application stage.

3.0 Condition Specific Responses

3.1 **Condition 23** - *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 in consultation with Southern Water and the Lead Flood 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 as well as acceptable discharge points, rates and volumes; 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 development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.*

- Bright Plan Civils document; Surface Water Drainage Design Summary and Calculations – V1.1
- Bright Plan Civils document; SUDS Drainage Maintenance Schedule.
- Bright Plan Civils calculations; Former EDF Car Park, Revision B including, manhole schedule and design parameters.
- Eps Supplementray Groundwater Level Monitoring – Issue 1, dated 18th May 2021

3.2 **Condition 24** - *Development shall not 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.*

- Bright Plan Civils document; SUDS Drainage Maintenance Schedule.
- Bright Plan Civils calculations; Former EDF Car Park, Revision B including, manhole schedule and design parameters. S1
- Bright Plan Civils calculations; Former EDF Car Park, Revision B including, manhole schedule and design parameters. Access SW.

3.3 **Condition 25** - *The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.*

- Bright Plan Civils drawing; D1933-PL301 – Revision D – Proposed Drainage Strategy Preliminary Design – Sheet 2
- Bright Plan Civils drawing; D1933-PL300 – Revision D – Proposed Drainage Strategy Preliminary Design – Sheet 1
- Bright Plan Civils drawing; D1933-PL302 – Revision C – Proposed Drainage Strategy Off Site Rising Main – Sheet 3

- Bright Plan Civils drawing; D1933-PL201 – Revision A – Impermeable Areas and Catchment Appraisal – Sheet 2
- Bright Plan Civils drawing; D1933-PL200 – Revision A – Impermeable Areas and Catchment Appraisal – Sheet 1
- Bright Plan Civils drawing; D1933-PL101 – Revision D – Proposed Levels Strategy and Exceedance Flow – sheet 2
- Bright Plan Civils drawing; D1933-PL100 – Revision D – Proposed Levels Strategy and Exceedance Flow – sheet 1
- Bright Plan Civils calculations; Former EDF Car Park, Revision B including, manhole schedule and design parameters. S1
- Bright Plan Civils calculations; Former EDF Car Park, Revision B including, manhole schedule and design parameters. Access SW.

3.4 Flow control, and system design criteria are shown to include the following;

- 2 year Critical Storm Duration
- 30 year Critical Storm Duration
- 100 year Critical Storm Duration
- 100 year Critical Storm Duration + 40% Climate Change

3.5 **Condition 26** - Construction of the development shall not commence 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.

- Bright Plan Civils drawing; D1933-PL301 – Revision D – Proposed Drainage Strategy Preliminary Design – Sheet 2
- Bright Plan Civils drawing; D1933-PL300 – Revision D – Proposed Drainage Strategy Preliminary Design – Sheet 1
- Bright Plan Civils drawing; D1933-PL302 – Revision C – Proposed Drainage Strategy Off Site Rising Main – Sheet 3
- Bright Plan Civils drawing; D1933-PL201 – Revision A – Impermeable Areas and Catchment Appraisal – Sheet 2
- Bright Plan Civils drawing; D1933-PL200 – Revision A – Impermeable Areas and Catchment Appraisal – Sheet 1
- Bright Plan Civils drawing; D1933-PL101 – Revision D – Proposed Levels Strategy and Exceedance Flow – sheet 2
- Bright Plan Civils drawing; D1933-PL100 – Revision D – Proposed Levels Strategy and Exceedance Flow – sheet 1
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4.0 Conclusions

4.1 The Planning Authority received and approved drainage proposals and calculations which supported the Planning Application which were reviewed by Officers at the Application Stage.

4.2 These details were approved following consultation with the relevant Officers at the appropriate time, and included the identification of drainage arrangements, calculations, Drainage Summary, Drainage Maintenance Schedule.

4.3 The details prepared by Brights Civils would therefore satisfy the conditions contained within the Decision Notice given that they were approved by Consultees at the relevant time and included within the Decision Notice.

4.4 The Bright Civils details approved at Planning therefore replace the submissions prepared by Connect Consultants Ltd.