Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Date 11 March 2024

Planning Officer
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

Dear Planning Officer,

RE: **AWDM/0210/24 - Free Wharf, Brighton Road, Shoreham-by-sea, West Sussex**

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

This is an application for the approval of As Built Drainage Details for Phase 1 Under Condition 8 (b) of Planning Permission AWDM/1497/17 as amended by AWDM/1315/22.

Condition 8 is worded as follows:

8. Surface Water Drainage
(SEE BOLD FONT RELEVANT TO CURRENT APPLICATION AWDM/0210/24)

A) No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the details approved on 9th April 20202 under planning reference AWDM/0255/19, including the document SW Drainage July 2019 Addendum. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003A (dated 18th July 2019), unless the Local Planning Authority gives prior written approval for any variation.
B) Immediately following implementation of the approved surface water drainage system and
(i) within 30 days of the occupation in the case of Phase 1 and,
(ii) prior to occupation of each subsequent phase of the development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details and is fit for purpose. The drainage system shall thereafter be maintained in perpetuity.

Reason: To ensure that the phases of the development are each satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017

The information submitted demonstrates that the drainage scheme has been built in accordance with the approved details. As such the LLFA **are able to recommend the discharge of Condition 8(b).**

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

Mat Jackson
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

- 1928-ISS-XX-XX-DR-C-3200-AB1-AB_Levels Design_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3205-AB1-AB_Road Long Sections_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3300-AB1-AB_Drainage Design_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3400-AB1-AB_Drainage Construction Details Sheet 1_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3401-AB1-AB_Drainage Construction Details Sheet 2_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3402-AB1-AB_Drainage Construction Details Sheet 3_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3403-AB1-AB_Drainage Construction Details Sheet 4_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3405-AB1-AB_Road Construction Details Sheet 1_AS-BUILT, 08.01.24
- 1928-ISS-XX-XX-DR-C-3406-AB1-AB_Road Construction Details Sheet 2_AS-BUILT, 08.01.24
- 2915 - 4d - Shoreham by sea 1, 08.01.24