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Date 24 February 2026

Planning Reference: **AWDM/0070/26**

Site Address: **75 Marlborough Road, Lancing Business Park, Lancing, West Sussex**

Planning Description: **Approval of Details Reserved by Condition 11 (Drainage); Condition 12 (Drainage Maintenance); Condition 14 (Foul Drainage): of approved application AWDM/1683/23.**

Dear Peter,

Thank you for your consultation on the above site, received on 16 February 2026.
For this consultation, we have reviewed the following documents submitted:

- Correspondence: Conditions 11, 12 and 14 Letter | prepared by Lewis & Co | dated 21 January 2026
- Report: Drainage Method Statement | prepared by Beard | dated 15 January 2026 | Ref: 000/001 | Rev: A
- Report: Flood Risk Assessment and Surface and Foul Water Drainage Strategy | prepared by Haworth McCall | dated 05 January 2024 | Ref: 1804 | Rev: A
- Drawing: Foul and Storm Water Drainage Plan | prepared by Haworth McCall | dated December 2019 | Ref: 500 | Rev: C01
- Correspondence: Level 1 Capacity Check | prepared by Southern Water | dated 13 November 2023 | Ref: 12675
- Supporting Calculations: Storm Network 1 | prepared by Haworth McCall | dated 05 January 2024
- Drawing: Construction Details Sheet 1 of 2 | prepared by Haworth McCall | dated December 2019 | Ref: 510 | Rev: C01
- Drawing: Construction Details Sheet 2 of 2 | prepared by Haworth McCall | dated December 2019 | Ref: 511 | Rev: C01

The LLFA have reviewed the documents submitted in relation to Condition 11 and 12, as it relates to drainage. The LLFA has **no further comment on Condition 14** as it is outside of the remit of the LLFA. For reference, Condition 11 and 12 are worded as follows:

Condition 11:

‘Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (by Hamworth McCall Consulting, Rev A, 5th January 2024) and Drawing Foul and Storm Water Drainage Plan by Hamworth McCall Consulting, Rev P02, January 2024 and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: *To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Policies 35 and 36 of the Adur Local Plan’.*

Condition 12:

‘The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation;*
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect;*
- III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and Policies 35 and 36 of the Adur Local Plan’.*

The LLFAs technical review is as follows:

Condition 11:

The LLFA note that the drainage drawings (Construction Details Sheet 1 and 2 | prepared by Haworth McCall | dated December 2019 | Ref: 510 / 511 | C1 and Foul and Storm Water Drainage Plan | prepared by Haworth McCall | dated December 2019 | Ref: 500 | Rev: C01) are for construction. The drawings have invert and cover levels, volumes of attenuation, exceedance flow routes and construction notes. The drawings are supported by calculations (Storm Network 1 | prepared by Haworth McCall | dated 05 January 2024), highlighting no flooding in any rainfall return period up to and including the 1% AEP plus 40% climate change allowance event. Finally, the condition wording requires a construction method statement. The applicant has submitted this (Method Statement Installation of drainage, chambers and attenuation | prepared by Beard | dated 15 January 2026 | Ref: 000/001 | Rev: A). The LLFA deem the information submitted in support of Condition 11 to be sufficient. **No further information is required.**

Condition 12:

The LLFA cannot locate a timetable for implementation for maintenance features. The Flood Risk Assessment and Surface and Foul Water Drainage Strategy (prepared by Haworth McCall | dated 05 January 2024 | Ref: 1804 | Rev: A) includes a high-level maintenance and management regime. However, there is no responsibility of maintenance or site-specific actions. At discharge of conditions stage, the maintenance and management plan should be significantly more detailed. **Further information is required.**

The LLFA are pleased to **recommend the discharge of Condition 11**. However, due to insufficient information, we are **unable to recommend the discharge of Condition 12**.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 180, 181 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Informative:

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

Flood Risk Management Team