Ray Drabble
Principal Drainage Engineer
Lead Local Flood Authority
West Sussex County Council
T. 0330 222 4077
F. 01243 836901
Ray.Drabble@westsussex.gov.uk
www.westsussex.gov.uk

Western Area Office
Drayton Depot
Drayton Lane
Drayton
Nr Chichester
West Sussex
PO20 2AJ

Stephen Cantwell
Principal Planning Officer
Adur and Worthing Council

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Land at Former 5, Brighton Road; EIAOPINION/0001/21; Environmental Impact Assessment (EIA) Screening Opinion for proposed mixed use development consisting of 45 residential apartments (Class C3) alongside a small-scale commercial unit (Use Class E)

1. The West Sussex Lead Local Flood Authority (LLFA) has been invited to comment on the above screening opinion.

2. From a flood risk and drainage perspective, while there are potentially significant effects that this development could have it is the LLFA's view that, with appropriate drainage design to minimise all forms of flood risk, the applicant can demonstrate the avoidance of significant adverse effects on the environment.

3. The LLFA notes and commends the aspiration set out in the request for a scoping opinion *to deliver a comprehensive flood defence solution and enhance the natural biodiversity of the area (currently dominated by large industrial uses) through multi-functional greenspaces, improved green infrastructure and the creation and enhancement of habitats*.

4. The LLFA recommends that the applicant work with the LLFA and Adur DC Technical Services to pursue this outcome embracing fully the over the wall drainage concept set out in the West Sussex Over the Wall Drainage Project: https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/over-the-wall-drainage-project/

5. The LLFA and ADC are working in close partnership with other developers within the Shoreham Harbour Regeneration that have demonstrated the feasibility of the over the wall approach through drainage strategies that minimise the effects of tide-locking on surface water drainage. The LLFA will be happy to engage in pre-application discussions to facilitate adoption of the Over the Wall approach.

R C DRABBLE