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**Lead Local Flood Authority**

Stephen Cantwell
Local Planning Authority
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

Date 15th October 2024

Dear Stephen,

RE: **AWDM/1227/24 – Site of Former HMRC and Land South of HMRC, Barrington Road, Worthing, West Sussex**

Thank you for your consultation on the above site, received on 24th September 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 18 and 20 following approval of application AWDM/0786/23.

The LLFA have reviewed the documents submitted in relation to Condition 18 and 20, as they relate to drainage. For reference, Condition 18 is worded as follows:

Drainage - Surface Water, also Control of Infiltration / Pollution.

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, Drainage Strategy Layout by Scott, White and Hookins, 22.03.2024, rev C02 and Drainage and Flood Risk Assessment Statement by Scott, White and Hookins, 06.02.2024 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.

Condition 20 is worded:

Drainage - Management

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.

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 management and maintenance plan approved under this condition.

We are pleased to see that the information provided meets the requirements of the conditions and we are therefore able to **recommend that condition 18 and 20 are discharged.**

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,

Eleanor Read
**Flood Risk Management Team**
FRM@westsussex.gov.uk

**Annex**

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

- Drainage Construction Details Sheet 1 of 2, Scott White and Hookins, 08/03/2024, revision C01
- Drainage Construction Details Sheet 2 of 2, Scott White and Hookins, 08/03/2024, revision C01
- External Works Construction Details, Scott White and Hookins, 22.03.2024, revision C02
- Technical Response, Scott White and Hookins, no date
- Drainage and Flood Risk Assessment Statement, Scott White and Hookins, 06/02/2024, revision 05
- Drainage Strategy Layout, Scott White and Hookins, 22/03/2024, revision C02
- Manhole Schedule, Scott White and Hookins, 22/03/2024, revision C02