Peter Barnett
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

14 May 2024

Dear Peter,

RE: **AWDM/2034/22 - Ball Tree Surgery Western Road North Sompting West Sussex.**

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the installation of 1no. modular building on western side of rear car park to provide treatment rooms, including removal of raised planted area and garage in rear car park and reconfiguration of parking area.

Following a review of the submitted information, we have no objection on flood risk or drainage grounds. Due to the temporary nature of the proposed development, lack of deep foundations, and association with a doctor's surgery, we would recommend the approval of the application with the following conditions attached:

Condition 1: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (job no. 5917, revision B, dated April 2024), this includes the use of an attenuation tank that discharges to the surface water sewer at a rate of 0.5l/s and the use of resistance and resilience measures, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of any proposed sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details of the scheme to be submitted for approval shall include:

I. Details of the SuDS feature and connecting drainage structures, and maintenance requirements for each aspect including a drawing showing where they are located.

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II. A management and maintenance plan for the lifetime of the development which shall include the name and contact details of any appointed management company.
III. Details on how the attenuation tank will be accessed for maintenance if it is located below the proposed building.

Condition 3: Prior to the first use of the development a Flood Evacuation Plan, detailing the mapped evacuation routes, shall be submitted to and approved in writing to the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur and Worthing Council.

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer