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Lead Local Flood Authority

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

Date 4th April 2024

Dear Jo,

RE: **AWDM/0298/24 – Former Horton Buildings, Goring Street, Worthing, West Sussex**

Thank you for your consultation on the above site, received on 6th March 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions 21 following the approved AWDM/0833/21.

The LLFA have reviewed the documents submitted in relation to Condition 21, as it relates to drainage. For reference, Condition 21 is worded as follows:

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with 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 drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 15 of the Worthing Core Strategy.*

We are pleased to see that the information provided meets the requirements of condition 21 of application AWDM/0298/24 and we are therefore able to **recommend that condition 21 is 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
FloodRiskManagement@westsussex.gov.uk

Annex

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

- Planning Condition Discharge Report by Jubb, 08/03/2024, version 1
- Proposed Drainage Construction Details Sheet 1-4 by Calcinotto, 29/02/2024, rev C
- Proposed Drainage Layout Plan by Calcinotto, 29/02/2024, rev G
- Proposed Section 106 Drainage Construction Details by Calcinotto, 29/02/2024
- Proposed External Works Construction Details by Calcinotto, 29/02/2024, rev C
- Drainage Manhole Schedules by Calcinotto, 29/02/2024, rev E
- Proposed Section 106 Layout Plan by Calcinotto, 29/02/2024, rev A