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From: **Laura Gibbons** <laura.gibbons@adur-worthing.gov.uk>
Date: Thu, 26 Mar 2020 at 11:47
Subject: 4 Old Shoreham Road AWDM/1802/19
To: Gary Peck <gary.peck@adur-worthing.gov.uk>
Cc: Martyn Payne <martyn.payne@adur-worthing.gov.uk>, James Appleton <james.appleton@adur-worthing.gov.uk>

Gary,

This new application provides an opportunity for improvements to be made upon the previously approved application. The extant planning permission had, in our opinion, flaws with the drainage design.

We do not believe that sufficient evidence has been submitted under the current permission to demonstrate that adequate surface water storage provision is proposed and that flood risk will not be increased elsewhere. We believe that there is potential for a solution to be achieved that will meet national and local policy requirements. For example, a significant increase in the surface water storage provision could be achieved by the construction of 'check dams' within the sub-base of the permeable paving, therefore utilising full sub-base depth throughout the sloped driveway.

Giving due regard to the extant permission we request that the following conditions are applied to this application to ensure that the development is adequately drained and does not increase flood risk elsewhere:

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

with the accompanying informative:
“ The surface water drainage design must have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. 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 manual.”

and
“The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. “

with the accompanying informative:

“Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.”

Kind Regards,

Laura Gibbons
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