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Lead Local Flood Authority

Marie O'Keeffe
Adur & Worthing Local Planning Authority
Adur and Worthing
Planning and Development
Adur & Worthing Councils
Portland House
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Date 11 November 2024

Dear Marie O'Keeffe

RE: **AWDM/1304/24 - Land At Former 5 Brighton Road**

Thank you for your consultation on the above site, received on 15 October 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the approval of details reserved by Conditions 7 (river wall details), 9 (foul and surface drainage), 10 (drainage maintenance) and 14 (sustainable surface water drainage) of AWDM/1962/22.

The LLFA have reviewed the documents submitted in relation to Conditions 9, 10 and 14, as they relate to drainage. Condition 7 is not within the LLFA's remits and therefore we have no comments to make on this condition.

For reference, Conditions 9, 10 and 14 are worded as follows:

9. ***Drainage – Details of Foul and Surface Drainage:*** *With the exception of any Enabling Works, development shall not commence until details of the proposed means of foul and surface water sewerage disposal including a timetable for its provision and assessment of pollution risks with any measures necessary for its control or mitigation, have been submitted to, and approved in writing, by the Local Planning Authority. The development will then be carried out to comply with the agreed details and timetable.*

10. ***Drainage – Maintenance and Management:*** *With the exception of any Enabling Works, 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 has been 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 the completed construction of any*

phase of the surface water drainage system, the owner or management company shall permanently strictly adhere to and implement the recommendations contained within the manual.

14. ***Sustainable Surface Water Drainage:*** *With the exception of any Enabling Works and site survey and investigation, no development shall commence 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. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. Details shall include measures to manage any pollution risks, including risks to controlled waters with measures for control and mitigation of these risks. No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.*

We are pleased to see that the information provided to the LLFA meets the requirements of Conditions 9, 10 and 14 of application AWDM/1962/22 and we are therefore able to **recommend that conditions 9, 10 and 14 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

Flood Risk Management Team

Annex

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

- Response to planning conditions 9, 10 and 14, HOP Consulting Civil and Structural Engineers, October 2024.