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

18 January 2024

Dear Peter,

RE: **AWDM/1247/23 – Land Between 76 And 78A Brighton Road Lancing West Sussex.**

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

Following a review of the updated information, we note that a network model is required to provide sufficient supporting evidence demonstrating the proposed pipes do not cause flooding. We also note that the applicant will be required to obtain consent from Southern Water regarding their proposed drainage scheme. Providing this is agreed, we would recommend the approval of the application with the following conditions attached:

Condition 1: Prior to the commencement of development, detailed surface water drainage network calculations for the site have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage calculations must demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms that show that there is no flooding in the critical storm for storm events up to the 1 in 100 (1%) AEP and any above ground flooding is safe and does not leave the site uncontrolled. Construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms, and a construction method statement shall also be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (16290/01/HOP/RPT/01-Flood Risk & Drainage Assessment) and Drawings (16290-HOP-ZZ-XX-DR-C-0100-Drainage Layout 11/01/2024) and remaining 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.

***Reason**: To ensure that the development achieves a high standard of sustainability and to comply with NPPF Policies of Adur and Worthing Council.*

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Condition 2: The development hereby approved shall not be 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:

- A timetable for its implementation.
- Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- 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. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.*

Condition 3: Prior to the first use of the development, a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), installation of any surface water drainage structures and control mechanisms.

Reason*: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.*

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer