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Lead Local Flood Authority

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

Date 26th September 2024

Dear Louise,

RE: **AWDM/0459/24 – 14-20 South Street, Worthing, West Sussex, BN11 3AA**

Thank you for your consultation on the above site, received on 9th September 2024. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of condition 10 following approval of AWDM/1906/22.

The LLFA have reviewed the documents submitted in relation to Condition 10, as it relates to drainage. For reference, Condition 10 is worded as follows:

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 part of the development 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. Details shall be supported by an assessment of the risks to controlled waters. The scheme shall be implemented as approved and in accordance with any timetable/phasing agreed as part of the approved scheme.

Reason: To ensure adequate surface water drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy DM20 of the Worthing Local Plan 2020 - 2036 and paras 167, 169 & 174 of the NPPF 2021.

We are pleased to see that the information provided (Foul and Surface Water Drainage Report) meets the requirements of condition 10 of application AWDM/1906/22 and we are therefore able to **recommend that condition 10 is discharged.**

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

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

Foul and Surface Water Drainage Report by CGS Civils, 5th April 2024, revision PL4