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Lead Local Flood Authority

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

Date 24th June 2024

Dear Stephen,

RE: **AWDM/1470/23 – Land East of 1 to 11 Mercury House, Ham Road, Shoreham by Sea, West Sussex**

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

This application is for the discharge of conditions 7, 16, 17 and 19 following permission AWDM/1450/21.

The LLFA have reviewed the documents submitted in relation to Condition 16 and 17, as they relates to drainage. For reference, Condition 16 is worded as follows:

Development shall not commence, other than works of site survey and investigation and installation of initial drainage infrastructure connections (excluding foundation works), until full details of the proposed surface water drainage scheme and measures to include the control of pollution (such as use of trapped gullies and/or oil interceptors) have been submitted to and approved in writing by the Local Ref: AWDM/1450/21 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.

No 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.

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 36 of the Adur Local Plan 2017 and paras 167, 169 & 174 of the NPPF 2021.

Condition 17 is worded:

No development above slab level shall 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.

Reason: To ensure adequate surface water drainage, including sustainable drainage and its maintenance is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy 36 of the Adur Local Plan 2017 and paras 167 & 169 of the NPPF 2021.

We are pleased to see that the information provided meets the requirements of condition 16 and 17 of application AWDM/1450/21 and we are therefore able to **recommend that condition 16 and 17 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,

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;

Flood Risk Assessment by GTA Civils & Transport, 3rd Preliminary Issue, 19th March 2021
Half Drain Calcs by Reuby & Stagg Ltd, 16/05/2024
Half Drain Calcs doc 2 by Reuby & Stagg Ltd, 16/05/2024
Adur Porous Car Park Calcs by Reuby & Stagg Ltd, 01/05/2024
Drainage Maintenance and Management Plan by Reuby & Stagg Ltd, no date