Development Control – Delegated Officer Report

Application Number: AWDM/0459/24 **Recommendation:** APPROVE

Site: 14 - 20 South Street Worthing West Sussex BN11 3AA

Proposal: Approval of Details Reserved by Condition 10 (Surface Water Drainage) of Application No AWDM/1906/22

Relevant Planning History:

AWDM/1906/22: Redevelopment of the former Debenhams Building (including site over existing Iceland Car Park) to comprise a mixed use development including commercial floor space (Use Class E) at ground, part first and part second floor level, and 80 residential 1-2 bedroom flats from first floor to upper levels including the addition of two floors above Debenhams and Iceland sites with amenity spaces including sky lounge, home-working suite, storage lockers and bike store for residents. Permitted 12 Dec 2023

Consultations:
West Sussex County Council:

Comments 30/5: We are concerned that the submitted information does not include network drainage calculations or information regarding the final discharge location, its permission in principle and the proposed discharge rate for a range of return periods. As such, we are unable to recommend the discharge of Condition 10.

We will consider reviewing our response if the following issues are adequately addressed: 1. Full network drainage calculations should be provided for the 50% AEP, 3.33% AEP, 3.33% AEP plus climate change, 1% AEP and 1% AEP plus climate change should be provided. 2. Further information should be provided regarding the final discharge location, its permission in principle and the proposed discharge rate for the following return periods: 50% AEP, 3.33% AEP and 1% AEP. The LLFA notes that the discharge of Condition 10 is in connection with Condition 9 and therefore recommend that these are not addressed in isolation.

Comments 24/7: We are concerned that the submitted information does not include parameters in the calculations. As such, we are unable to recommend the discharge of Condition 10.

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development. The information submitted demonstrates that the drainage scheme has been built in accordance with the approved details. We will consider reviewing our response if the following issues are adequately addressed: 1. In the

calculations, FEH 2022 rainfall must be used as FSR rainfall underestimates the volume of water. A Cv value of 1 must be used alongside 0 as the additional storage. The LLFA notes that the discharge of Condition 10 is in connection with Condition 9 and therefore recommend that these are not addressed in isolation

Comments 30/8: We are concerned that the submitted information does not include parameters in the calculations. As such, we are unable to recommend the discharge of Condition 10.

To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development. The information submitted demonstrates that the drainage scheme has been built in accordance with the approved details. We will consider reviewing our response if the following issues are adequately addressed: 1. In the calculations, summer and winter storms must be provided. The storm durations need to be at least 1440 for the proposed calculations. The LLFA notes that the discharge of Condition 10 is in connection with Condition 9 and therefore recommend that these are not addressed in isolation.

Final comments

Comments 26/9: 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.

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.

Southern Water: Southern Water has no objections to discharge condition 10 relating to surface water drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act. The submitted drainage document shows that the applicant is discharging surface water flows no greater than existing flows into the public system, ensuring no overall increase in flows into the sewerage system, which is acceptable by Southern Water.

WSP:
Following a review of the submitted information, we have noted that this application is a major application and WSCC have previously commented. Therefore, we will allow WSCC to provide further consultation comments.

Environmental health public health: No comments

Representations:
The following objection was provided as a result of the application being published on the planning register.

Seaspray Residents Association
We need to object to the above application as we believe that not enough information has been produced. The existing surface water drainage regularly floods when there is heavy rainfall and the entrance to Marine Place often becomes impassable. This is highly dangerous because it means that people step out onto the A259 coast road in order to avoid the flooding. Southern Water may have confirmed that there is capacity in the existing foul sewer for this development, but we cannot see how introducing over 80 new flushing toilets (presumably there will be some in the commercial areas and gym as well as the 80 flats) will not cause problems in the already overloaded, infrastructure. Has evidence been produced to substantiate this statement? Has confirmation of the gradients been produced? Why has the commercial use not been counted? Has a S106 sewer connection been agreed?

Officer's response: This condition refers specifically to surface water flooding only. The condition does not assess foul water or sewer capacity.

Condition wording

Condition 10 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.

Assessment
The applicant has submitted several foul and surface drainage reports that have been reviewed by West Sussex County Council, the Local Lead Flood Authority. The objection from Seaspray is noted but the latest document provided has satisfied the previous concerns that the LLFA had, and they have now recommended approval of version PL4.

It is considered therefore that the information is sufficient 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.

Recommendation
Approve condition 10

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 01/10/2024

Authorised by: Stephen Cantwell Date: 01/10/2024