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

9 January 2025

Dear Peter,

RE: **AWDM/1648/24 - St Peter's House 107A Gardner Road Southwick West Sussex**

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

The applicant is applying for the approval of details reserved by Conditions 3 (CMP), 5 (materials), 6 (drainage), 10 (cycle parking) and 11 (EV charging) of approved application AWDM/0166/24. The application is to Adur District Council.

We are happy to provide consultation comments on Conditions 3 and 6 due to their relation to flood risk and drainage. Following a review of the submitted information, we have noted that insufficient information has been provided to satisfy the wording of both conditions.

- The provided CMP does not provide details of temporary surface water drainage arrangements and measures to ensure that there is no negative affect on flood risk or water quality within nearby surface water receptors. Therefore, the provided information does not meet the requirements of Condition 3.
- The proposed drainage strategy does not follow the hierarchy of preference despite infiltration testing demonstrating it is a viable option. As detailed in Chapter 5 of the SuDS Manual, lack of space is not a valid reason for not using infiltration. Therefore, the provided information does not meet the wording of the Condition 6.

We would recommend that Conditions 3 and 6 are not discharged until updated information is received that address the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 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.

Matrix House
Basing View
Basingstoke, Hampshire
RG21 4FF
Tel: +44 1256 318 800
wsp.com

WSP UK Limited | Registered address: WSP House, 70 Chancery Lane, London WC2A 1AF
Registered in England and Wales No. 01383511

Yours sincerely,

Sustainable Water Management Officer