Jackie Fox
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

27 January 2025

Dear Jackie,

RE: **AWDM/1327/24 - Miller House 14 - 16 Farncombe Road Worthing 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 2 (materials), 6 (boundary treatment) and 11 (surface water) of Application AWDM/1141/22. The application is to Worthing Borough Council.

We are happy to provide consultation comments on Condition 11 due to its 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 Condition 11. The applicant should provide groundwater monitoring across February and March at a depth of 2.5m. Groundwater monitoring must be provided at this depth to demonstrate groundwater levels are not within 1m of the base of the proposed soakaway. This is to reduce the risk of pollution to groundwater and the chance of high groundwater levels filling the soakaway and preventing it from working effectively. Furthermore, according to the provided calculations, the soakaway will only drain an area of 210m² which is the equivalent of 3 of the proposed 4 dwellings. Therefore, network calculations should be provided that demonstrate the soakaway can drain all 4 dwellings with a safety factor of 5.

We would recommend that Condition 11 is 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

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Yours sincerely,

Sustainable Water Management Officer