



Gary Peck
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

24 January 2026

Dear Gary,

RE: AWD/1604/25 - Land North of Eastbrook Manor Community Centre West 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 4 (CEMP), 6 (schedule of materials and finishes), 8 (levels) and 9 (hard and soft landscaping) of application AWD/0759/23. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide comments on Condition 4 due to its relation to flood risk and drainage. We note that insufficient information has been provided for the discharge of the condition. We would expect the CEMP to provide details of temporary surface water drainage arrangements and measures to ensure that there is no negative effect on flood risk or water quality within nearby surface water receptors.

We would recommend Condition 4 is not approved until information has been received that addresses the above points.

We also note that information on the proposed permanent surface water drainage has been submitted; however, it is not clear what condition this has been provided for. Once the purpose of this information has been clarified we would be happy to provide further comments.

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 by ensuring the SuDS proposed operates as designed for the lifetime of the development.



Yours sincerely,

Sustainable Water Management Officer