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

28 October 2024

Dear Gary,

RE: **AWDM/0644/24 - Garage Compound Gravelly Crescent Lancing 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 Condition 06 (Construction Management), 07 (Surface Water Drainage), 08 (Drainage Management), 09 (Contamination), 12 (Landscaping), 13 (Materials), 16 (Foul & Surface Water disposal) and 17 (Refuse Storage) of AWDM/1728/23. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide consultation comments on Conditions 7 and 8 due to their relation to flood risk and drainage. Current infiltration testing has been carried out at 1.1m at TP01, but infiltration testing is required to be carried out at the same depth as the proposed soakaway at 0.4m. Furthermore, groundwater monitoring must be conducted at least 1m below the depth of the proposed soakaway to ensure that there will be a 1m clearance between the base of the soakaway and the highest recorded groundwater levels. Once the required infiltration testing and groundwater monitoring has been completed, calculations must be submitted to demonstrate the proposed drainage strategy will not increase flood risk.
Condition 8 cannot be discharged until Condition 7 is agreed in case a change in drainage plans occurs and, therefore the maintenance schedule is required to be updated.

We would recommend the conditions are not discharged until updated information is received that addresses 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.

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Yours sincerely,

Sustainable Water Management Officer