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

31 January 2024

Dear Gary,

RE: **AWDM/0020/24 - Car Park South Street 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 5 (site set-up), 6 (foul sewerage and surface water disposal) and 15 (construction method statement) of application AWDM/0118/23 – The redevelopment of existing car park to provide 7no. dwellings for emergency and temporary accommodation with associated works.

Following a review of the submitted information, we would like to raise the following concerns, however we also note the lack of objection at the planning stage. The majority of testing appears to have failed and the worst infiltration results have not been adopted for the proposed soakaways. In addition to this, the applicant is proposing to infiltrate into groundwater with the use of deep soakaways at a depth 3.5m. As stated in the CIRIA SuDS Manual, industry standards require a 1m clearance between groundwater and soakaways as a minimum, which will not be achieved for this application. Furthermore, the proposed drainage scheme has the potential for allowing pollutants to enter the groundwater and the soakaway will likely just fill with groundwater. We understand this is witnessed within existing drainage however, currently if the system fails flood risk is minimal and will only flood the car park, but if the application is allowed it has the potential to flood the houses or surrounding area due to the increase in vulnerability.

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer

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