



Jo Morin
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

31 March 2026

Dear Jo,

RE: AWDM/1549/25 - 26 Ilex Way Worthing West Sussex BN12 4UY.

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 1 and 3-17 (incl) of approved application AWDM/0863/25. The application is to Worthing Borough Council.

Following a review of the updated information, we are happy to provide consultation comments on Conditions 12 and 13 due to their relation to flood risk and drainage. Since our response dated 17th March 2026, we acknowledge the receipt of a Stormwater Management Data Sheet (dated 24th March 2026) demonstrating the size requirements for the proposed soakaway; however, it is unclear what parameters have been used within this calculation. As per the wording of Condition 12, drainage calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms are required to demonstrate the proposed drainage is sufficient and will not increase flood risk to the site and elsewhere. These calculations must demonstrate the use of the following parameters:

- FEH rainfall data;
- CV value of 1;
- 45% allowance for climate change; and
- The exclusion of base infiltration within the soakaway.

The applicant should also confirm if permeable paving is proposed. Currently, maintenance and management details have been provided for permeable paving, but it is not evidenced on the floor plan / drainage layout. If proposed, then the use of permeable paving should be added to the drainage layout and included within the drainage calculations.



Regarding Condition 13, we note that information has now been received for the maintenance and management of the soakaway. However, as per the wording of Condition 13, the information for the drainage network as a whole (including the soakaway and permeable paving) should be demonstrated in an independent document that can be used by future occupiers of the dwelling.

Therefore, **we would recommend Conditions 12 and 13 are not approved** 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.

Yours sincerely

Sustainable Water Management Officer