



Marie O'Keeffe
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

8 September 2026

Dear Marie,

RE: AWDM/1014/26 - Land Between 8 And 9 Holmbush Close Shoreham-by-sea 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 03 (Surface Water); 04 (SuDs Maintenance); 05 (Foul Drainage); 06 (Car Parking) 07 (Cycle Parking); 08 (External Lighting); 09 (Hard and Soft Landscaping); 10 (Boundary Treatments); 11 (Materials); 13 (BNG Net Gain Plan); 16 (CMP details); 17 (ASHp Noise details); 18 (Protection from Road Noise details) of approved application AWDM/0261/26. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide consultation comments on Conditions 3 and 4 due to their relation to flood risk and drainage. We have noted insufficient information has been provided to meet the wording of Condition 3. Winter groundwater monitoring is required to demonstrate a 1m clearance between the base of the soakaway and groundwater levels. We also require updated calculations that do not utilise base infiltration due to the likelihood that the base of the soakaway will silt up overtime. We have concerns that the soakaway and rainwater harvesting tank are proposed outside of the site boundary. We appreciate the soakaway cannot be located within the site boundary due to site constraints and applicant owns the land where the soakaway will be located but this could provide access issues in the future and impact the occupier's ability to carry out maintenance. We require further information and confirmation that the soakaway will remain in the ownership of the future occupier to ensure the drainage strategy is resilient.

Whilst we acknowledge the receipt of maintenance and management information, we are unable to recommend the discharge of Condition 4 until the principles of Condition 3 have been agreed.

Therefore, we would recommend Conditions 3 and 4 are not discharged until updated information is received addressing the above points.

**Reason**

To prevent flooding in accordance with National Planning Policy Framework subsections F2, F4, F5, F6, F7 and F8 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