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

7 May 2024

Dear Gary,

RE: **AWDM/0331/24 - 59 Warren Road Worthing West Sussex BN14 9QN.**

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 single storey outbuilding for use as five shed/home offices with store (retrospective).

Following a review of the submitted information, we have noted there is insufficient information provided for the approval of the application. The applicant has proposed connecting the new outbuilding into the existing two soakaways in the gardens of existing properties along Warren Road. The outbuilding is not located the minimum distance of 5m from these soakaways and the soakaways may have been damaged during the construction of the new outbuilding. In addition, calculations must be provided to demonstrate the soakaways have sufficient capacity and do not increase flood risk to the site and others. Therefore, calculations must be provided for the 1 in 100-year storm with a 45% allowance for climate change and include the surface water collected from the five existing properties that are already connected to the soakaway.

We would recommend the objection of the application 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,

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Louise Tedridge
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