



Peter Barnett
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

20 February 2026

Dear Peter,

RE: AWDM/1019/25 - Land West Of 51 To 63 Southview Road Southwick 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 2 new dwellings with parking and associated access and amenity areas. The application is to Adur District Council.

Following a review of the submitted information, we have noted discrepancies between the groundwater monitoring and infiltration testing. For example, the trial pits used for the infiltration testing did not hit ground water and demonstrated favourable rates for the use of infiltration as the method of discharge for the site. Whereas the groundwater data loggers recorded groundwater at varying depths between 2.8m bgl and the surface. As the infiltration testing has produced favourable rates, infiltration is the preferred method of discharge in line with the hierarchy of preference.

Should infiltration not be viable due to confirmed groundwater levels, then we will accept the discharge to the surface water sewer. However, we require confirmation and evidence of how the greenfield runoff rate has been calculated. In addition, we note that the proposed discharge rate to the surface water sewer varies across the provided information. For example, the Flood Risk and SuDS Assessment (Ref: 12383, Rev: First Issue, dated January 2026) and correspondence with Southern Water (dated 15.05.2020) refers to a discharge rate of 2.0l/s, the Site Drainage Drawing (Ref: 12383, Rev: P2, dated 14.01.2026) refers to a discharge rate of 2.1l/s, and the Drainage Calculations (Ref: 12383_SW.pfd, dated 29/01/2026) refers to a discharge rate of 1.5l/s.

Therefore, we require the confirmation of the above points. This could be provided now within application AWDM/1019/25, or at detailed design stage under the following conditions:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting 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. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation.
- II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
- III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Yours sincerely

Sustainable Water Management Officer