



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

15 July 2026

Dear Peter,

RE: AWDM/0801/26 - St Johns Court Penstone Close 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 conditions 3 (materials), 6 (drainage), 7 (drainage maintenance), 11 (landscaping) of approved application AWDM/1492/25. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide consultation comments on Condition 6 and 7 due to their relation to flood risk and drainage. We have noted insufficient information has been provided to meet the wording of the conditions. We note that there is no surface water sewer or watercourse within the proximity of the proposed development; however, we have concerns that infiltration is not a suitable method of discharge.

Whilst we accept the existing building currently discharges to two soakaways, due to the date of construction for the existing building, it is unlikely these soakaways have been sized in accordance with current day standards. In addition to this, submitted infiltration testing failed and does not support infiltration at the depth of the existing soakaway. We also note that calculations have been provided that only include the proposed contributing area and not the total contributing area which would include the new extension and the existing built area that drains into the soakaways. We would also expect calculations to utilise FEH-22 rainfall data and for the proposed water butts to be included on the drainage drawing. Therefore, insufficient information has been provided to demonstrate the proposed drainage strategy is sufficient and will not increase flood risk to the site and surrounding area.

Whilst we note maintenance and management information has been provided; we are unable to discharge Condition 6 prior to the discharge of Condition 7 as changes to the proposed drainage layout and components would require amendments to the maintenance and management plan.



Therefore, we would recommend Conditions 6 and 7 are not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 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