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

27 August 2024

Dear Peter,

RE: **AWDM/1000/24 - St Peter's House 107A Gardner 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 approval of details reserved by Conditions 3 (Site Set up), 5 (Dust Protection), 6 (Materials), 7 (Drainage), 11 (Cycle Parking) and 12 (EV Charging) of application AWDM/2247/21. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide consultation comments on Condition 7 due to its relation to flood risk and drainage. We have noted that insufficient information has been provided for the discharge of Condition 7. As stated in section 10.1.3 of the CIRIA SuDS Manual, “perceived lack of space is not a justifiable reason for not using SuDS”. Therefore, the applicant should ensure the hierarchy of preference is followed and SuDS are implemented throughout the proposed drainage strategy.

We would recommend the application is 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
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