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

22 November 2024

Dear Peter,

RE: **AWDM/1481/24 – Glebe House Upper West Lane 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 Condition 7 (drainage) of Application AWDM/1626/23. The application is to Adur District Council.

Following a review of the submitted information, we have noted that insufficient information has been provided to satisfy the discharge of Condition 7. No evidence of a ground investigation has been provided that demonstrates that infiltration is not a feasible option for surface water drainage. The applicant could consider the use of shallow infiltration (ie – permeable paving) because insufficient space is not an acceptable reason to not infiltrate. Therefore, the application has not followed the hierarchy of preference and is not in accordance with the Planning Policy Guidance (PPG).

**We would recommend the condition is not discharged 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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