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

Date: 15th November 2023

Dear Gary,

RE: **AWDM/0219/23 - 6 Old Shoreham Road, Lancing, West Sussex, BN15 0QT.**

Thank you for your consultation on the above site. We have reviewed the application as submitted and wish to make the following comments.

The applicant is applying for the discharge of Condition 6 (Construction Management Plan); Conditions 7, 8 and 9 (Surface Water Drainage Scheme and Watercourse details); Condition 11 (Soft and Hard Landscaping details); Condition 12 (Schedule of Materials and Finishes) of approved application AWDM/1802/19.

Following a review of the submitted information, we are happy to provide comments on Conditions 7, 8, and 9, however Conditions 11 and 12 are not for us to comment on as they do not pertain to surface water drainage.

We are concerned that there are some discrepancies between the submitted plans and that insufficient information has been provided to demonstrate that the proposed drainage system will not increase the risk of flooding to the site or elsewhere.

We are **unable to recommend the discharge of Conditions 7, 8, and 9** in the absence of an acceptable Drainage Strategy and Maintenance and Management Plan with supporting information relating to:

- Local flood risk to the development.
- Not complying with NPPF, PPG or local policies

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraph 167, 169 and 174 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.

We will consider reviewing this objection if the following issues are adequately addressed.

1. There are some discrepancies between the soft landscape plan and the proposed drainage layout as the soft landscape plan does not show the opened watercourse and the raised footpath for safe access and egress.
2. We would recommend requesting further information regarding the impact of opening up the watercourse to demonstrate that it will not increase flood risk elsewhere.
3. There appears to be an area towards the north of the site that is not included in the drainage scheme. A drainage plan must be provided for the whole site and calculations must include draining the whole site area instead of part of the site which has currently done.
4. The lack of maintenance and management plan.

Yours sincerely,

Louise Tedridge
Sustainable Water Management Officer