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

Date: 11th October 2023

Dear Peter Barnett,

RE: AWDM/1167/23 & AWDM/1189/23 - Land South Of West Street And West Of Loose Lane Sompting West Sussex

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

The applicate is applying to discharge conditions 10, 11, 12, and 13 for phase one of the hybrid planning application for up to and including 469 homes comprising: (1) Outline planning permission (all matters reserved with the exception of access) for the erection of up to and including 373 dwellings, community orchard/growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open space/recreation areas, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works. (2) Full planning permission for 96 dwellings (part of the overall 469 dwellings comprising 2 no. 1-bed, 37 no. 2-bed, 40 no. 3-bed and 17 no. 4-bed homes, including 30% affordable housing) and all other associated development works, provision of formal playing pitches (Phase 1). (3) Change of use of land south of Hamble Recreation Ground to community/education and agricultural/horticultural uses associated with a new Community Farm. (Development site includes Land West of Dankton Lane leading from the East of Upper Brighton Road Sompting).

Following a review of the submitted information, we have highlighted some issues preventing the discharge of Condition 10. The soakage testing has been completed; however, it has not been completed to the depths that the soakaways are proposed. For example, soakage testing has been done at a depth ranging between 0.64m and 1.05m, however the proposed soakaways are detailed to be at a maximum depth of 1.68m below ground level. The infiltration tests should be completed at the same depth as the proposed soakaways in order to replicate what will happen in the soakaways in real life. The original application demonstrates that infiltration rates will be slower at these deeper levels. In addition, the soakaways must have a 1m

clearance from the base of infiltration and the groundwater level, which does not occur in the submitted information. Finally, we would expect to see some source control for the roads in the form of sustainable drainage systems (SuDS). Without this the highways soakaways will silt up due to a lack of treatment causing a decrease in life expectancy and an increase in maintenance requirements.

We cannot comment on Condition 11, and Condition 12 cannot be approved until Condition 10 has been approved.

We would recommend the condition is not discharged until updated information is received that address the above points.

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.

Yours sincerely,
Louise Tedridge
Sustainable Water Management Officer