Jo Morin
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

10 June 2025

Dear Jo,

RE: **AWDM/0658/25 - Centenary House Durrington Lane Worthing 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 3 (Biodiversity Net Gain); Conditions 5, 6 & 7 (Drainage and SuDs) and Condition 8 (Archaeology) of approved application AWDM/0945/23. The application it to Worthing Borough Council.

Following a review of the submitted information, we are happy to provide consultation comments on Conditions 5, 6, and 7 due to their relation to flood risk and drainage. These conditions were applied in response to the approved Indicative Drainage Design (183.5002/DFTN/1, dated April 2023), submitted in application AWDM/0945/23. We note that insufficient information has been provided for the discharge of the conditions.

- The applicant should provide further justification as to why infiltration has not been utilised. The rate provided in the infiltration testing is acceptable, meaning the hierarchy of preference has not been sufficiently followed, as requested in Condition 6.
- Condition 5 requests the incorporation of source control measures to manage the disposal of surface water. Justification on the lack of source control, such as rain gardens, is required.
- No drainage calculations have been provided to demonstrate the viability of the proposed scheme, as requested in Condition 5.
- The proposed discharge rate has not been limited to 1l/s, as requested in Condition 5.
- Justification should be provided for why the 30-year storm cannot be managed, as requested in Condition 5. Details of overland flow routes should be provided in the event that the drainage is overwhelmed.

We note that maintenance details have been provided; however, Condition 7 cannot be discharged until the drainage strategy (Conditions 5 and 6) has been approved.

We would recommend Conditions 5, 6, and 7 are not discharged until updated information is received that addresses the above points.

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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