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

25 February 2025

Dear Peter,

RE: **AWDM/0154/25 - Land South of Buckingham Park Including South Pavilion and Cafe and Public Conveniences Upper Shoreham Road Shoreham-by-sea.**

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 conditions 7 (landscaping), 8 (surface water drainage), 9 (surface water drainage maintenance), 10 (foul sewerage), 12 (sustainability), 13 (ecological enhancements) and 16 (details of alternative accommodation) of Application AWDM/0407/24. The application is to Adur District Council.

Following a review of the updated information, we are happy to provide consultation comments on Conditions 8 and 9 due to their relation to flood risk and drainage. We have noted that insufficient information has been provided for the discharge of Condition 8. The infiltration report (ref 21463/IR Rev1.0, dated August 2024) only provides one extrapolated infiltration test due to the test pit not draining 75%. Furthermore, the document summarises that the infiltration rate is relatively poor and therefore suggests that the use of soakaways may not be a viable option for drainage. We would recommend the applicant provides infiltration testing to BRE 365 which demonstrates infiltration is viable, or an updated drainage strategy that utilises onsite attenuation and discharges as close as practically possible to that of greenfield runoff rates. We would also recommend Condition 9 is not discharged until the drainage design for Condition 8 has been agreed.

**We would recommend Conditions 8 and 9 are not discharged until updated information has been 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.

Matrix House
Basing View
Basingstoke, Hampshire
RG21 4FF
Tel: +44 1256 318 800
wsp.com

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Yours sincerely,

Sustainable Water Management Officer