



Dear Michael,

We have the following comments regarding conditions 21 and 22.

Condition 21- surface water drainage design

1. Ground water monitoring was undertaken at only two locations on site, and was not undertaken for the entire winter period as outlined in the condition. It is deemed that the level of data presented is insufficient.
2. Infiltration testing was undertaken in June. Winter infiltration testing must be undertaken. All infiltration tests were undertaken at circa 2.5m depth, yet some of the soakaways are considerably shallower than this.

The requirement for these winter tests has been indicated throughout the development control process, including in my consultation response to the reserved matters application for this site in November 2018.

Unless further winter groundwater monitoring and winter infiltration testing is submitted we would recommend refusal of the application to discharge conditions 21 and 22.

It is not possible to review the robustness of design without this information. Design must be evidenced to have surface water features above peak seasonal groundwater levels, and design must be based on winter infiltration rates to ensure it is able to cope with seasonably lower permeability. This is important to ensure flood risk is not increased as a result of development.

N.B. This is a pre-commencement condition and as a result we would expect commencement to be delayed until after these conditions are discharged.

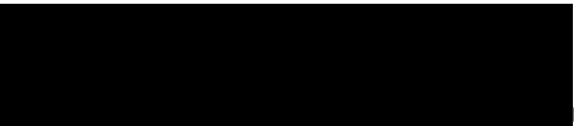
Condition 22- maintenance of SuDS

It is not appropriate to review this condition until the drainage design is agreed.

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils



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Adur and Worthing Councils are working in partnership with Arun District Council



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