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Date 22 December 2025

Planning Reference: **AWDM/1503/25**

Site Address: **Free Wharf Brighton Road Shoreham-by-sea West Sussex**

Planning Description: **Approval of Details Reserved by Condition 8 (Surface Water Drainage) for Phase 2 of AWDM/1315/22.**

Statutory Response Due by: **26 December 2025**

Dear Stephen

Thank you for your consultation on the above site, received on 05 December 2025. For this consultation, we have reviewed the following documents submitted:

- Report: Survey | Prepared by Drainpower | Dated 15 July 2024 | Ref: 4521 - Shoreham-By-Sea
- Drawing: Drainage Design Ground Floor (Sheet 1 of 1) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-02-DR-C-3300 | Rev: FC1
- Drawing: Drainage Setting Out Lower Ground Floor (Sheet 1 of 1) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-02-DR-C-3303 | Rev: FC1
- Drawing: Drainage Design Lower Ground Floor (Sheet 1 of 1) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-02-DR-C-3302 | Rev: FC1
- Drawing: Drainage Construction Drawings (Sheet 1 of 3) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-XX-DR-C-3400 | Rev: FC1
- Drawing: Drainage Construction Drawings (Sheet 2 of 3) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-02-DR-C-3401 | Rev: FC1
- Drawing: Drainage Construction Drawings (Sheet 1 of 3) | Prepared by HG Construction | Dated 10 October 2025 | Ref: ISS-XX-XX-DR-C-3402 | Rev: FC1

The LLFA have reviewed the documents submitted in relation to Condition 8, as it relates to drainage. For reference, Condition 8 is worded as follows:

8. Surface Water Drainage

A) No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the details approved on 9th April 20202 under planning reference AWDM/0255/19, including the document SW

Drainage July 2019 Addendum. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003A (dated 18th July 2019), unless the Local Planning Authority gives prior written approval for any variation.

B) Immediately following implementation of the approved surface water drainage system and

(i) within 30 days of the occupation in the case of Phase 1 and;

(ii) prior to occupation of each subsequent phase of the development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details and is fit for purpose. The drainage system shall thereafter be maintained in perpetuity.

Reason: *To ensure that the phases of the development are each satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017.*

We note that the information provided relates to Phase 2 of the development and therefore the application is for the partial discharge of Condition 8.

We are pleased to see that the information provided meets the requirements of condition 8 of application AWD/1315/22 and we are therefore able to **recommend that condition 8 is partially discharged in relation to Phase 2.**

Yours sincerely

Flood Risk Management Team