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Date 22 December 2025

Planning Reference: **AWDM/1556/25**

Site Address: **Ashcroft 100 Kingston Lane Shoreham-by-sea West Sussex**

Planning Description: **Approval of Details Reserved by Condition 8 (Drainage) of Application AWDM/1006/25.**

Statutory Response Due by: **05 January 2026**

Dear Peter

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: Flood Risk & Drainage Strategy Report | Prepared by Walker Associates | Dated 02 December 2025 | Ref: 8015 | Rev: C
- Technical Note: Re: AWDM/1006/25- Ashcroft, 100 Kingston Lane, Shoreham by sea, West Sussex | Prepared by Walker Associates | Dated 07 December 2025 | Ref: 8015/LRW
- Report: Soil Infiltration Testing | Prepared by Aviron | Dated 17 November 2025 | Ref: 25-127.03 | Rev: 1
- Report: Construction Method Statement / Surface Water Drainage | Dated 07 December 2025 | Rev: A
- Drawing: Drainage and Levels Plan | Prepared by M. Pegram & Associates Ltd | Dated 18 November 2025 | Ref: 1265-MPA-XX-XX-DR-C-2512_500 | Rev: C2
- Drawing: Private Drainage Construction Details | Prepared by M. Pegram & Associates Ltd | Dated 18 July 2025 | Ref: 1265-MPA-XX-XX-DR-C-2512_501 | Rev: C2
- Hydraulic calculations prepared by Walker Associates | Dated 04 December 2025

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:

08. Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk & Drainage Strategy Report by

Walker Associates, 18.11.2025, Date Rev B. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where winter groundwater levels show a 1m unsaturated zone from the base of infiltration allows. Ref: AWD/1006/25
2. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
3. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
4. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
5. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
6. Construction method statement for the surface water drainage system.
7. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere to prevent the risk of surface water flooding having regard to policy 36 of the Adur Local Plan.

We are pleased to see that the information provided meets the requirements of condition 8 of application AWD/1006/25 and we are therefore able to **recommend that condition 8 is discharged.**

Yours sincerely

Flood Risk Management Team