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**Lead Local Flood Authority**

Peter Barnett
Local Planning Authority
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

Date 26th November 2025

Dear Peter,

RE: **AWDM/1006/25 – Ashcroft, 100 Kingston Lane, Shoreham-by-sea, West Sussex**

Thank you for your reconsultation on the above site, received on 13th December 2025. We have reviewed the application as submitted and wish to make the following comments.

Following the submission of the additional information, our concerns have been adequately addressed. We therefore have **no objection, subject to condition**s:

**Condition 1:**

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.
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.

**Condition 2:**
Prior to first use of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed.

**Reason:** To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

Please be aware that in the future, committee deadlines must be considered when requesting consultations. It is unreasonable to give us less than 2 weeks to respond to a reconsultation request.

Yours sincerely,

Eleanor Read
**Flood Risk Management Team**
FRM@westsussex.gov.uk

**Annex:**

The following documents have been reviewed:

- Flood Risk & Drainage Strategy Report by Walker Associates, 18.11.2025, Date Rev B