



Hannah Barker
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

8 July 2026

Dear Hannah,

RE: AWDM/0546/26 - 41 Overmead Shoreham-by-sea West Sussex BN43 5NS.

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 1-12 (incl) of application AWDM/0080/24. (ALLOWED ON APPEAL). The application is to Adur District Council.

We have previously provided consultation comments on Conditions 4 and 5 in our response letter dated 24 June 2026. Consultation comments have now also been requested for Condition 7.

Following a review of the submitted information, we note the provided Flood Warning and Evacuation Plan (FWEP) contains insufficient information to ensure safe evacuation from the dwelling during a surface water flood. Whilst we agree with processes outlined in the FWEP and the proposed evacuation route, we note that the document relies on actions to be taken following the receipt of the Environment Agency's flood alerts and warnings. Whilst still relevant to the site in terms of tidal flooding, these alerts do not provide warning of surface water flooding. It is noted that due to the fast onset and nature of surface water flooding, it is difficult to provide warnings to residents; however, we would recommend the report also include recommended actions following the receipt of Met Office rain warnings, as these are likely to provide a more accurate warning of potential surface water flooding.

Therefore, we would recommend Condition 7 is not discharged until updated information is received addressing the above points.

Reason

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 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.

Yours sincerely,

Sustainable Water Management Officer