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**Sent:** 20 August 2025 15:59:52 UTC+01:00  
**To:** "Peter Barnett" <peter.barnett@adur-worthing.gov.uk>  
**Cc:** "Owen Fry" <owen.fry@berrys.uk.com>  
**Subject:** 74 Old Shoreham road - Updated Flood Risk Assessment

Good afternoon Peter

On behalf of Owen Fry, who is away this week, I am delighted to attach an amended flood risk assessment for the 74 Shoreham Road planning application.

This addresses a number of issues that have been raised previously - in particular, the finished floor levels and the impact of the development on neighbouring land. Figure 6.1, on page 22, compares water depths upon completion of the development to the existing situation. Green shows areas where flooding will be less following the development and gold shows areas that will be water-free. Areas where water will be deeper are shown in purple. As you will see, the overall picture is one of significant betterment, with no flooding on any of the proposed building footprints and a large zone of lower levels around the site entrance, extending well into the gardens of neighbouring properties. The few areas of raised water levels are almost wholly in the back gardens of the proposed properties.

In response to specific matters raised by WSP on behalf of the LLFA, I can confirm that the surface water flood risk model prepared by Herrington's does include raising of ground levels on the site, as per the proposed layout and design. The attached FRA makes this clear.

With regard to the drainage strategy, we have previously stated that BRE Digest 365 testing will be carried out at the discharge of conditions stage and that we propose to drain to soakaways if we possibly can. We would expect a drainage condition to be attached to the outline permission. The scheme demonstrates that, from a planning perspective, the site can be drained to meet the SuDS rules. For obvious reasons, we are unable to provide winter groundwater level monitoring at this point in the year and we would argue that this is not a material planning matter at this stage in the planning process.

We are confident that the Preliminary Drainage Strategy demonstrates that a drainage solution for the site exists. We would expect the approval of a detailed drainage scheme to be subject to a pre-commencement planning condition, with a requirement for BRE Digest 365 testing and for the design to incorporate FEH rainfall data and a CV value of 1, with 45% climate change.

I hope this helps. Owen will be back next week but please do give me a shout if there is anything I can help with in the meantime.

Best wishes  
PJ Triplow

PJ Triplow

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Principal Planning Consultant



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