Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH

Lead Local Flood Authority

Stephen Cantwell
Development Management
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

Date 30 May 2025

Dear Stephen

RE: **AWDM/0643/25 – Kingston Wharf Brighton Road Shoreham-by-sea West Sussex**

Thank you for your consultation on the above site, received on 26 May 2025. We have reviewed the application as submitted and wish to make the following comments.

This application is for the discharge of conditions (Approval of Details Reserved by Condition 27 (Surface water (Drainage 3)) of Application AWDM/0511/21).

The LLFA have reviewed the documents submitted in relation to Condition 27, as it relates to drainage. For reference, Condition 27 is worded as follows:

"No phase of development shall be occupied until the complete surface water drainage system serving the site has been implemented in accordance with the details approved under condition 3 (the phasing condition). Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer, shall be submitted to the Local Planning Authority together with confirmation that the scheme has been built in accordance with the approved details and is fit for purpose.

Reason:
To ensure that the proposed development is satisfactorily drained and managed in accordance with Policy 36 of the Adur Local Plan 2017, SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and paras 163-165 of the National Planning Policy Framework, 2019"

We are pleased to see that the information provided (SuDS Verification Report) meets the requirements of condition 27 of application AWDM/0511/21 and we are therefore able to **recommend that condition 27 is discharged.**

Please note if the LPA decide to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely

Flood Risk Management Team

Annex

The following documents have been reviewed, which have been submitted to support the application;

- SuDS Verification Report, prepared by Arch Associates, May 2025