Gary Peck
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

6 January 2026

Dear Gary,

RE: **AWDM/0626/25 - Development Site At 12 To 18 Old Shoreham Road Shoreham-by-sea West Sussex.**

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 4 (Remediation Strategy), Condition 7 (CMP), Condition 9 (Surface Water) and Condition 10 (Drainage) of approved application AWDM/0092/25. The application is to Adur District Council.

Following a review of the updated information, we note that the applicant has submitted an updated drainage strategy that provides groundwater monitoring recorded across February and March 2025. This has demonstrated that shallow infiltration is possible. It is noted that monitoring could be completed in the east of the site, which is located in Flood Zone 1, for potentially favourable results. Therefore, the applicant has not followed the hierarchy of preference and has not met the wording of Condition 9. With regards to Condition 10, information regarding maintenance and management has been provided, however, we would recommend this condition is not discharged until the principles in Condition 9 have been agreed, in case a change in drainage strategy is required.

We note that we have already recommended the discharge of Condition 7. However, **we would recommend Condition 9 and Condition 10 are not approved until updated information is received that addresses the above points**.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 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.

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Yours sincerely,

Sustainable Water Management Officer