



Peter Barnett
Adur & Worthing Councils
Portland House,
Richmond Road,
Worthing,
BN11 1LF

3 September 2025

Dear Peter,

RE: AWDM/0706/25 - Site Of 74 Old Shoreham Road and Land South Of 72 To 88A Old Shoreham Road Lancing 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 demolition of existing bungalow at 74 Old Shoreham Road to enable access to land to the rear for the construction of nine dwellings along with associated infrastructure. The application is to Adur District Council.

Following a review of the updated information, we note that sufficient information has been provided to demonstrate the surface water flood risk is acceptable and the proposed land raising will not increase surface water flood risk to the site or the surrounding area. We also agree with the applicant that the issues regarding drainage can be conditioned and addressed at the detailed design stage.

However, we remain concerned regarding the land raising within an area of Flood Zone 3. The entire site is within Flood Zone 3 and appropriate floodplain compensation has not been considered, and it has not been demonstrated that the land raising will not increase flood risk downstream. Therefore, insufficient information has been provided to demonstrate the application is in accordance with the NPPF and its accompanying PPG, and **we are unable to recommend the approval of the application.**

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.



Yours sincerely,

Sustainable Water Management Officer