



Mrs Holly Mitchell
Simply Planning
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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1556/25

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITION 8 (DRAINAGE) OF APPLICATION AWDM/1006/25.

Location of Development

ASHCROFT 100 KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

Gary Peck
Head of Planning & Development
19/01/2026

SCHEDULE

Approved Date - 19/01/2026

- 8 Prior to commencement of the development, detailed designs of a surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk & Drainage Strategy Report by Walker Associates, 18.11.2025, Date Rev B. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:
1. The results of detailed infiltration testing in accordance with BRE Digest 365 in locations where winter groundwater levels show a 1m unsaturated zone from the base of infiltration allows.
 2. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
 3. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
 4. An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
 5. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
 6. Construction method statement for the surface water drainage system.
 7. Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the phase.

Reason: *To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere to prevent the risk of surface water flooding having regard to policy 36 of the Adur Local Plan.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION METHOD STATEMENT/ SURFACE WATER DRAINAGE 7th December 2025	Rev A	12.12.2025
PRIVATE DRAINAGE CONSTRUCTION DETAILS	XX-DR-C-2512_501 C1	12.12.2025
RESPONSE to LLFA 10th December 2025	8015/LRW	12.12.2025
FLOOD RISK & DRAINAGE STRATEGY REPORT July 2025 Inc. Appendices 1-6	XX-RE-D-XX-0001C	12.12.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*

