



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

26 June 2026

Dear Peter,

RE: AWD/0710/26 – Site Of And Land At St Marys Church Hall 25 East Street And 1 And 1A New 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 3 (written scheme investigation) 4 (archaeology) 5 (cycle parking) 6 (site set up) 7 (drainage details) 8 (drainage management) 9 (materials) 10 (bin store details) 12 (sound insulation and ventilation) of approved application AWD/0082/26. The application is to Adur District Council.

Following a review of the submitted information, we are happy to provide consultation comments on Conditions 7 and 8 due to their relation to flood risk drainage. Whilst we agree with the principles of the proposed drainage strategy, the applicant must ensure discharge from the site for all storm events (up to and including the 1 in 100-year plus climate change) is as close as reasonably practicable to greenfield runoff rates. Therefore, we would expect more attenuation to be provided on site with a form of flow control to limit flows into the combined sewer. The applicant should consider the use of SuDS where space allows, such as water butts and rain gardens. We also have concerns regarding the proposed surface water pipe that runs under property 4, as this has potential to cause maintenance issues in the future. Updated calculations should then be provided with the new discharge rate and using a winter and summer CV of 1.

Although we have received information on drainage maintenance and management relating to Condition 8, we would recommend this condition is not discharged until the principles in Condition 7 have been agreed, in case a change in drainage strategy is required.

Therefore, we recommend Condition 7 and Condition 8 are not approved until updated information is received that addresses the above points.

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**Reason**

To prevent flooding in accordance with National Planning Policy Framework paragraph 170, 173, 174, 176 and 177 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