

Ground Floor
Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 11th December 2025

Stephen Cantwell
Local Planning Authority
Planning and Development
Adur & Worthing Councils
Portland House
Richmond Road
Worthing
BN11 1HS

Dear Stephen,

RE: AWDM/0738/25 – 39 - 41 Brighton Road Shoreham-by-sea West Sussex BN43 6RE

Thank you for your reconsultation on the above site, received on 18th November 2025. We have reviewed the application as submitted and wish to make the following comments.

Following the submission of the additional information, our concerns have been adequately addressed. The issues raised previously have been adequately addressed. We therefore have **no objection, subject to conditions**:

Condition 1:

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 Surface Water Drainage Strategy by WSP, 17th November 2025, revision 2. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:

1. 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.
2. Detailed drainage layout plan, which corresponds with the hydraulic calculations.
3. 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.
4. Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
5. Construction method statement for the surface water drainage system.

6. Maintenance and management plan for all elements of the surface water drainage system.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere.

Condition 2:

Prior to first use of the development, a verification report shall be submitted to and approved by the Local Planning Authority. This shall demonstrate that the surface water drainage system has been built in accordance with the agreed scheme, and that any variations or defects are appropriately addressed.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Local Planning Policy.

Information for applicant for consideration at reserved matters:

The applicant is reminded that where it is proposed to use rising mains, pump failure must be considered. We would strongly recommend draining the landscaped areas using gravity-based system where levels allow, if the applicant believes these need draining. Alternatively, rainwater harvesting could be considered as a way of dealing with any runoff in this area. We'd also suggest the use of source control SuDS features (permeable paving, rain gardens, bioretention areas).

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk