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

17 December 2024

Dear Peter,

RE: **AWDM/1553/24 – Development Site At 26 And 27 East Street and 3 To 9 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 to vary Condition 1 (Approved Plans) of previously approved AWDM/1419/23. Amendment: changes to central parking area and side extension to butchers' shop, replacement walkway/twitten. First floor extension shown and fenestration changes to flat (R6). New windows and new balcony and flat roof extension with raised parapet and render banding detail to R6.

ORIGINAL DESCRIPTION: Partial redevelopment and alterations to include conversion of the former bank premises and flat to form 3no houses; replacement of garage and outbuildings to north of bank with shop and maisonette; partial demolition of 7/9 New Road with first floor extension to form a one bed flat, retaining ground floor commercial premises and shopfront; alterations and rear extension of 3 New Road to form a 3-bedroom house with garden. The application is to Adur District Council.

Following a review of the submitted information, we have noted a change in the proposed plans, specifically the permeable and impermeable areas, that will influence drainage. **We would recommend the application is not approved** until updated drainage drawings and calculations are submitted to demonstrate the proposed changes will not increase flood risk to the site and elsewhere.

**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