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

22 November 2024

Dear Peter,

RE: **AWDM/1030/24 – 80 Old Shoreham Road Shoreham-by-sea West Sussex BN3 5TD**

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 creation of a storeroom to partially infill yard between existing main storeroom and garage storeroom. The application is to Adur District Council.

Following a review of the submitted information, we have noted the provided Flood Risk Assessment (JOF0123-RP-FRA-001 REV (-), November 2024) does not demonstrate the proposed development is in accordance with the NPPF and its accompanying practise guide. An updated FRA should be provided that addresses the surface water flow path from Orchard Close to Old Shoreham Road, as shown on the Environment Agency's Long Term Flood Maps, and demonstrates that the proposed development will not obstruct the flow path and increase flood risk to nearby residential properties.

We would recommend the application is not approved until updated information is received that addresses the above points.

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
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