ADUR
DISTRICT COUNCIL

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Development Control

MEMORANDUM

To: Hannah Barker

Application Number: ADC/0535/07

Proposal: Proposed redevelopment to provide six 1-bedroom flats with reinstatement of vechicle access and six car parking spaces (existing vacant site adjacent to 339)

Location: 337 Brighton Road Lancing West Sussex

Observations:

Previous historical activities associated with the site may have caused contamination. We would request that a condition be imposed in respect of desktop study, intrusive sampling and remediation; to be agreed in writing prior to commencement of works:

The site lies within an area that previous noise investigations have shown to be NEC 'C' of PPG24 'development should not normally be permitted'. If the committee are inclined to approve the application, then I would ask for a condition in respect of noise insulation to be agreed in writing prior to commencement of the works.

Signed [redacted]

Date 5/9/07.

WEST SUSSEX COUNTY COUNCIL **DATE: 19th September 2007**
HIGHWAYS AND TRANSPORT SERVICES CONSULTATION

FROM: **Tim Townsend** **TO:** **Adur District Council**
FAO: **Hannah Barker**

SUBJECT: **ADC/0535/07 - Proposed redevelopment to provide six 1-bedroom flats with reinstatement of vechicle access and six car parking spaces (existing vacant site adjacement to 339)**

337, Brighton Road, Lancing, West Sussex

CONSULTATION DATE: **30th August 2007**

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection	X	**No Objection**		**Refusal**	

TAD contribution: £ 4,875

The proposed access to the site does not appear to meet recognised highway standards and would be potentially prejudicial to the safety of highway users in the locality, including pedestrians using the controlled crossing immediately adjacent to the site. As such, access, where indicated on the current application drawings may not be acceptable for road safety reasons. Therefore a Stage 1 Safety Audit is required in support of the development proposals, which will generate traffic movements. No Stage 1 Safety Audit has been submitted with the application. Therefore, the Highway Authority is not satisfied that the highway issues that arise from the proposed development have been considered in accordance with the West Sussex County Council Road Safety Audit Policy. Therefore, the development proposals do not comply with Policy DEV 4 of the West Sussex Structure Plan.

In addition to the above, no cycle parking is shown in line with adopted standards. In the absence of adequate cycle parking, a further reason for refusal is recommended given that without it, further reliance on the car by residents and their visitors may arise which is contrary to the aims of PPG 13 and WSCC Policy DEV 4.

Development Planning

Hannah Barker
Adur District Council
Development Control
Civic Centre Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Our ref: SX/2007/102579/01-L01
Your ref: ADC/0535/07

Date: 14 September 2007

Dear Hannah

PROPOSED REDEVELOPMENT TO PROVIDE SIX 1 BEDROOM FLATS WITH REINSTATEMENT OF VEHICLE ACCESS AND SIX CAR PARKING SPACES (EXISTING VACANT SITE ADJACENT TO 339)
337 BRIGHTON ROAD, LANCING, WEST SUSSEX

Thank you for referring the above application which was received on 30 August 2007. Please quote our reference number on any correspondence.

We OBJECT to this application in its current form because it has been submitted without a Flood Risk Assessment (FRA), contrary to the requirements of Planning Policy Statement 25 *Development and Flood Risk* (PPS25) paragraphs 10 and 13 and Annex E. The flood risks resulting from the proposed development are therefore unknown.

The application site lies in flood zone 3, an area of high flood risk, as defined in PPS25 Table D1. PPS25 requires applicants for planning permission to submit a FRA in accordance with Annex E of the PPS when development is proposed in such a location.

The absence of a FRA is sufficient reason in itself for a refusal of planning permission in this instance. This reflects the precautionary approach to development in flood risk areas set out in paragraph 10 of PPS25.

Our objection will be maintained until an adequate FRA has been submitted.

Further information on PPS25 and FRA's is available from www.pipernetworking.com/floodrisk

Environment Agency
Saxon House Little High Street, Worthing, West Sussex, BN11 1DH.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

Protection of Controlled Waters

Notwithstanding our objection we have concerns regarding the protection of groundwater at this site.

This site lies on Alluvium overlying the Lambeth Group, the latter classified as a Minor Aquifer under our "Policy and Practice for the Protection of Groundwater. There is a shallow groundwater table beneath this site therefore this location is particularly sensitive with respect to pollution issues. Groundwater is therefore potentially at risk from activities at the site and all precautions should be taken to avoid discharges and spillages to the ground both during construction and subsequent operation.

If you are minded to grant the application contrary to the our objection it will be necessary to re-consult us in accordance with guidance in PPS 25 and **further conditions and other information will apply.**

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

[redacted]

Mr Mark Luker
Planning Liaison Officer

Direct dial 01903 703883
Direct fax 01903 215884
Direct e-mail mark.luker@environment-agency.gov.uk

cc Roberts and Wrigley Associates

End