From: planning@adur-worthing.gov.uk
Sent: 18 July 2022 14:14
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1108/22

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/07/2022 2:14 PM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/1108/22
Address:	26 Buckingham Avenue Shoreham-by-sea West Sussex BN43 5GL
Proposal:	Detached 2no. bedroom bungalow with access off The Avenue
Case Officer:	Gary Peck

Click for further information

Comments Details

Comments:	Dear Gary, Thank you for the opportunity to comment upon this application. We have the following comments on flood risk and surface water drainage. Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objections to the proposals. Surface water drainage- the application form indicates it is proposed to discharge surface water to soakaway. There is limited space available for a soakaway considering required easements, i.e. a minimum of 5m from properties and highway and 2.5m from boundaries. The nearest public surface water sewer is some distance away. Therefore surface water must discharge to soakaway. The site is also within a source protection zone. Surface water must be carefully considered. Given the above points we OBJECT to this application and REQUEST FURTHER INFORMATION IS SUPPLIED. Insufficient evidence has been submitted to demonstrate that a policy compliant design can be achieved. Further information is required prior to determination as it is not clear that drainage can fit within the proposed layout and be secured via conditions. To overcome this objection the applicant should: 1. Submit a plan showing where a soakaway can be located within the proposed layout taking the above minimum easements into account. The area available for a soakaway should be clearly labelled.

Please re-consult Technical Services for further comments once further information has been supplied or should you decide to determine the application prior to the submission of further information.

Kind regards,

Laura Gibbons

Kind regards