From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 28 October 2020 11:54
To: Peter Barnett
Subject: Re: 0596 46 Old Fort Road Consultee Comments for Planning Application AWDM/1616/20

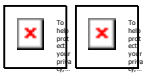
Flag Status: Flagged

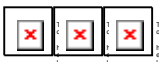
Hi Peter,

Thanks for sending this through. Yes, that is fine. No objections, no conditions.

Kind regards,

Laura Gibbons
Engineer, Adur & Worthing Councils
Phone: 01903 221374
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA





On Wed, 21 Oct 2020 at 15:41, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Laura
>
> Agent's response to your comments below.
>
> Is this ok?
>
> Thanks
>
> **Peter Barnett**
> Principal Planning Officer, Adur & Worthing Councils
> Phone: 01903 221310
> Email: peter.barnett@adur-worthing.gov.uk
> Website: http://www.adur-worthing.gov.uk
> Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS
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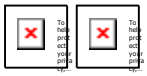
> 
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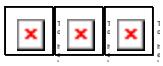
> 

---------- Forwarded message ---------
From: **Giles Ings** <Giles@abirarchitects.co.uk>
Date: Wed, 21 Oct 2020 at 15:40
Subject: 0596 46 Old Fort Road Consultee Comments for Planning Application AWDM/1616/20
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter

Thank you for your email.

Please find attached document from the EA that relates to flood levels to Old Fort Road. This confirms (in table 2) that the defended annual exceedance probability is 0.5% in 2115 at a level of 6.00m Above Ordnance Datum (AOD) – the design flood level.

The proposed finished floor level of the proposed dwelling is 6.330m Above Ordnance Datum (AOD).

In terms of the surface water, I confirm that it will not be drained into the sewer system and that we will be providing and infiltration system that will be located above peak groundwater water levels.

Should you require further information please let me know.

Kind regards

Giles

Giles Ings RIBA

ABIR

architects

mobile 07500 601937 / office 01273 724384 / www.abir.co.uk

1 Beta House, St John's Rd, Hove, BN3 2FX, UK







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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Date: Wednesday, 21 October 2020 at 10:56
To: Giles Ings <Giles@abirarchitects.co.uk>
Subject: Fwd: Consultee Comments for Planning Application AWDM/1616/20

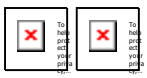
Dear Giles

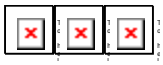
Please see our Engineer's comments below.

Would you please provide the information requested?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS





---------- Forwarded message ---------
From: <planning@adur-worthing.gov.uk>
Date: Mon, 19 Oct 2020 at 09:33
Subject: Consultee Comments for Planning Application AWDM/1616/20
To: <peter.barnett@adur-worthing.gov.uk>

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

Comments were submitted at 9:33 AM on 19 Oct 2020 from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/1616/20
Address:	46 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RJ
Proposal:	Demolition of existing property. Proposed construction of two-storey house with first floor terrace to the south elevation. Front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations.
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:

Dear Peter,

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 3, the site is shown to not be at risk from surface water flooding. the FRA states that FFLs will be 300mm above flood levels, but does not provide the source of these flood levels, except stating they are from the Environment Agency. Please can the applicant provide further detail on these flood levels, i.e. a copy of the information from the Environment Agency.

Surface water drainage- the application states that surface water will be disposed of via sustainable means. It is anticipated that infiltration will work in this location, structures must be kept above peak groundwater levels which are likely to fluctuate with the tide and seasons. Surface water must not be discharged to the foul sewer.

Regards,

Laura Gibbons

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