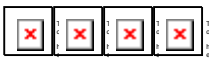
**From:** Marie O'Keeffe
**Sent:** 24 April 2018 10:44
**To:** Marie O'Keeffe
**Subject:** Fwd: 156 Brighton Road, Lancing - AWDM/1921/17

---------- Forwarded message ----------
From: **Ken Argent** <ken.argent@adur-worthing.gov.uk>
Date: 28 March 2018 at 13:41
Subject: Re: 156 Brighton Road, Lancing - AWDM/1921/17
To: Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>, Anthony Foster <anthony.foster@dowsettmayhew.com>

Marie

i confirm i am happy with the revised FRA.
Condition should read " Surface water drainage as per para 1.7 of the FRA" or similar

**Ken Argent**
Engineer, Adur & Worthing Councils
Phone: 01903221374
Email: ken.argent@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Engineering Team, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



On 14 March 2018 at 11:10, Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk> wrote:

> Ken,
>
> Revised FRA attached. Better?
>
> Marie.
> ---------- Forwarded message ----------
> From: **Anthony Foster** <anthony.foster@dowsettmayhew.com>
> Date: 14 March 2018 at 10:41
> Subject: Re: 156 Brighton Road, Lancing - AWDM/1921/17
> To: Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>
>
> Dear Marie,
>
> Please see the draft updated FRA attached, I have requested draft to be removed but believe that the consultant is out of the office now for the remainder of the week. But hopefully a draft will expedite comments on your side of things.

In terms of the raised ground levels, please see the attached drawings which provide clarification of the levels at the site.

Overall we've increased the height by 250mm due to the need to raise the ground floor to suit the risk of flooding. A further 250mm has been added to the decked area to achieve a flush level running through from the decked area to the internal floor level. This level is 460mm higher than the adjoining land. A 1.8m high fence when measured form the application site would appear as a 2.265m high fence from the adjoining property (1.8m taken as an average height of a fence).

Given in normal circumstances pd rights allow a fence to be built up to 2m in height, the difference is only 265mm in height.

I look forward to hearing from you in due course.

Many Thanks

**Anthony Foster**

**BSc (Hons) MA MRTPI**

T: 01273 621806

E: anthony.foster@dowsettmayhew.com

DOWSETTMAYHEW Planning Partnership

63a Ship Street | Brighton | BN1 1AE

dowsettmayhew
Planning Partnership

www.dowsettmayhew.com

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**From:** Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>
**Date:** Thursday, 25 January 2018 at 12:00
**To:** Anthony Foster <anthony.foster@dowsettmayhew.com>
**Subject:** Re: 156 Brighton Road, Lancing - AWDM/1921/17

thank you,

On 25 January 2018 at 08:49, Anthony Foster <anthony.foster@dowsettmayhew.com> wrote:

> Dear Marie,
>
> We have instructed the consultant which completed the FRA to respond accordingly.
>
> I will update you early next week.
>
> Thanks
>
> Anthony

---

**From:** Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>
**Sent:** Thursday, January 18, 2018 1:48:04 PM
**To:** Anthony Foster
**Subject:** 156 Brighton Road, Lancing - AWDM/1921/17

> Dear Mr Foster

The Council's drainage engineer objects to your application at the above address. Please see is comments below.

*'Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 3 but appears to be unaffected by surface water flooding.*

*The site is not connected to any public surface water drainage system (Surface Water drainage in this area where provided is now classed as private and therefore no developer has the right of connection, and SWS cannot approve a connection) and so the developer's proposal to discharge surface water to the local drains cannot be accepted.*

*The ground floor of the proposed development (no habitable rooms) is set 0.205m above external ground levels. The first floor of the proposed development, with habitable rooms, is set 2.905m above the external ground level and the second floor is set 5.605m above external ground levels, which is acceptable*

*The sections within the FRA are correct when it says the site is not prone to surface water or ground water flooding however both can be evidenced 230m west of the site at The Broadway.*

*The FRA fails to confirm how surface water will be dealt with, but the application form states disposal by sewer as this is not permitted then* ***the application should be rejected.***

*Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 3 but appears to be unaffected by surface water flooding.*

*The site is not connected to any public surface water drainage system (Surface Water drainage in this area where provided is now classed as private and therefore no developer has the right of connection, and SWS cannot approve a connection) and so the developer's proposal to discharge surface water to the local drains cannot be accepted.*

*The ground floor of the proposed development (no habitable rooms) is set 0.205m above external ground levels. The first floor of the proposed development, with habitable rooms, is set 2.905m above the external ground level and the second floor is set 5.605m above external ground levels, which is acceptable*

*The sections within the FRA are correct when it says the site is not prone to surface water or ground water flooding however both can be evidenced 230m west of the site at The Broadway.*

*The FRA fails to confirm how surface water will be dealt with, but the application form states disposal by sewer as this is not permitted then* ***the application should be rejected.***

*If the applicant reconsiders the surface water drainage aspect and concludes that all roof drainage will be discharged to Widewater lagoon, and the car parking areas drained by means of permeable paving over a drainage mat, I would be prepared to accept the application.'*

Please advise whether you intend to revise the proposal/FRA to overcome this objection.

Regards.

--

**Marie O'Keeffe**
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

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**Marie O'Keeffe**
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
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**Marie O'Keeffe**
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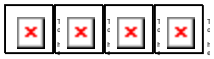

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**Marie O'Keeffe**
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