From: Lloyd Harris <lloyd.harris@adur-worthing.gov.uk>
Sent: 16 October 2024 11:26:52 UTC+01:00
To: "Eve Hearsey" <eve.hearsey@adur-worthing.gov.uk>
Subject: Re: AWDM/1184/24 : Kingston Wharf, Brighton Road, Shoreham-by-Sea

Eve,
I have just got on with it to avoid any further delay. You will see from the outset that this is a scoping document and not a plan and therefore I do not believe this satisfies the conditions.

ADM/1811/24 Kingston Wharf Development Emergency Flood Planning
Safety & Resilience Manager Response 16/10/2024

This document has been passed to me to provide comments. The document itself is a scoping document as specified in 1.1.1 and this does not constitute an emergency flood plan. Appendix A of the document provides useful guidance for preparing such a plan. The onus is on the operator (or outsourced contractor) to draft a plan which must be made readily available to residents upon occupation. The plan itself should be a simple document providing residents with important information to keep them safe during a flooding event. Evidence should be obtained that demonstrates the plan has been provided to all residents.
For this reason I do not believe the condition can be discharged at this current time.

I have taken the time to read the contents of this document and would like to comment on particular aspects which may prove useful when creating the actual plan.

3.1.8 It is recommended that the operator of Kingston Wharf nominate a "Flood Warden" responsible for checking the weather, flood alerts and assisting with the flood emergency plan. Flood alerts can be set up from the EA website: Sign up for flood warnings - GOV.UK (www.gov.uk)

In terms of the role of flood warden the role is again a sensible recommendation however there are no assurances that this role will be implemented. There is currently no legal obligation for this recommendation to be implemented however I seek clarity on how this would work in practice.
Who will undertake this role? Who will manage the role? Is the role remunerated and with a job description? The role and expectations should be clearly defined.

3.1.12 The primary evacuation point in the event of medical emergency is at the North-Eastern corner of the development as marked on the drawing in Appendix

B. A secondary evacuation point is provided at the central ramped area as also marked on the map in Appendix B.

The plan is missing therefore I am not in position to finalise my comments until I have had sight of this to cross reference it with the information already provided.

4.0 TEMPORARY MEASURES
4.1.1 It is anticipated that all external works at Kingston Wharf, including flood defences, ramps, flood walls etc are completed in November 2024. It is understood that handover of the first properties at Kingston Wharf in December 2024 with occupation no earlier than January 2025.

Are the timelines for the above paragraph correct?

5.1.4 We would also recommend that liaison with West Sussex Fire & Rescue is also undertaken where details of this plan could be shared so that they are aware of access/ egress points.

Who will be responsible for ensuring this happens and how can we be confident that has been undertaken?

Potential Gaps in Tidal Wall / Flood Gates / Water Ingress Into Lower Levels
I am unable to locate the original planning application or site plans so I am unclear on whether there are any gaps in the tidal wall which would allow ingress of water. My immediate concerns are surrounding any flood gates that may appear in the application and whether any water ingress would travel to any lower car parking areas. Please may I have further information to understand the site layout?

Lloyd Harris
Safety & Resilience Manager, Safety & Resilience
07879412971
Adur & Worthing Councils
Town Hall,
Chapel Road,
Worthing,
West Sussex
BN11 1HA
http://www.adur-worthing.gov.uk

On Wed, 16 Oct 2024 at 10:00, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

Dear Lloyd

I have consulted you on AWDM/1184/24, however, I believe I have muddled 2no. application which refer to discharge of conditions, I do apologize, and I will try to correct that error now.

AWDM/1184/24 relates to Free Wharf, Brighton Road - and the condition they are seeking to discharge relates to sustainability - water, which is generally a Building Regulations matter.

The application I should have consulted you on and am now doing so is:- **AWDM/ 1181/24 Kingston Wharf Brighton Road.**

The conditions they are seeking to discharge are no.'s 23 (Flood Risk & Safe Access) & condition 24 (Temporary Flood Risk Management). These conditions were applied to approval AWDM/0511/21

I would be most grateful if you could review their submitted document 'Kingston Wharf Development - Emergency Flood Planning - 22 August 2024'

I again apologize for my earlier mistake. Should you wish to discuss the above please do not hesitate to contact me on the number below.

Kind regards
Eve

Eve Hearsey
Planning Officer, Planning & Development
01903 221233
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

On Tue, 15 Oct 2024 at 11:36, Eve Hearsey <eve.hearsey@adur-worthing.gov.uk> wrote:

Dear Lloyd

I am consulting you on the above application which is for Approval of Details Reserved by Conditions 23 (Flood Risk & Safe Access) and Condition 24 (Temporary Flood Risk Management) of AWDM/0511/21.

I would be grateful if you can view their submitted information and advise me of its acceptability.

I would be pleased to receive your response as soon as possible. If you need to discuss the above further, please contact me on the number below.

Kind regards
Eve

Eve Hearsey
Planning Officer, Planning & Development
01903 221233
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk



