ADUR & WORTHING
COUNCILS

To:
Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference: AWDM/0337/18
Please ask for: Gary Peck
Direct Line: 01903 221406
Date: 9th April 2019

Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping

6 Old Shoreham Road Lancing West Sussex BN15 0QT

I have received amended plans in respect of this application on which you were recently consulted. If you have any further comments to make, please let me have them within the next 14 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.

http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

Adur & Worthing Councils, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

Adur & Worthing councils

Development Management

MEMORANDUM

To: Gary Peck

Application Number: AWDM/0337/18

Proposal: Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping

Location: 6 Old Shoreham Road Lancing West Sussex BN15 0QT

Observations:

Gary.

I refer to the latest LLFA response from WSCC dated 16th April 2019, regarding this application. The LLFA response contains at Section 1.2 and within the References details of the significant previous correspondence between WBC, WSCC and CEP the applicant's drainage engineers.

After several iterations of the design and FRA I believe that the LLFA remain concerned with aspects of *wholesale* land raising around the two proposed houses

The site has been raised with unsuitable road planning material in the past – All this material is to be removed before any development commences, this is to be a condition of any planning approval.

I can see that the latest drawing, 22971/251/B shows access to the two properties has been set 150mm below the FLL, (which is set at 3.1m required to meet EA flood depth requirements), which requires modest land raising to permit access to the two properties, I do not consider this to be wholesale land raising.

Looking at drawing 22971/251/B, any ground raising will not, in my opinion, affect ground water flows, which will tend to flow towards the open ditches. Any surface water will flow from the two rear gardens towards the two houses and then into the voided paving, if for any reason surface water continues on the surface it will flow into the ditches, before flowing off site

Whilst I do not approve of the proposals to develop this land, in my opinion if the developer is required by condition to construct all the elements of the drainage shown on the drawings and contained within the various correspondences, then I cannot see that the proposals will increase flood risk elsewhere and that the design will deliver a feasible scheme.

Regards

Ken Agent

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