# Consultee Comments for Planning Application AWDM/0396/21

1 message

**planning@adur-worthing.gov.uk** <planning@adur-worthing.gov.uk> 18 March 2021 at 14:41
To: planning@adur-worthing.gov.uk

## 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 18/03/2021 2:41 PM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

### Application Summary

| | |
|---|---|
| Reference: | AWDM/0396/21 |
| Address: | 37 Western Road North Sompting Lancing West Sussex BN15 9UX |
| Proposal: | Proposed two storey new dwelling, with 2no. parking spaces and widening of existing crossover (existing garage and shed to be removed) |
| Case Officer: | Marie O'Keeffe |

Click for further information

### Comments Details

Comments:

Dear Marie,

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, but is shown to be at moderate risk from surface water flooding. Surface water drainage design will have to be carefully considered as a result.

Surface water drainage- the application form indicates it is proposed to discharge surface water to soakaway. It does not appear that there is sufficient space within the proposed layout to form soakaways that are 5m away from buildings and highways, and 2.5m from boundaries. There are no public surface water sewers in this location.

We wish to raise a holding objection at this time. To overcome the holding objection please can the applicant submit the following information:
1. Confirmation of if the existing garage is positively drained, and if so where this drains to.
2. High level proposals (quick storage estimate calculations) and a sketch of drainage proposals demonstrating where there is room for drainage within the proposed scheme. Once this information is adequately provided detailed drainage design can be secured via our standard pre-commencement condition.

Please re-consult us once the above information has been supplied.

Kind regards,

Laura Gibbons

Kind regards