From: Ken Argent
Sent: 16 February 2016 14:42
To: Peter Barnett
Subject: Re: 136 Beach Green. Shoreham by the Sea - NOTICE/0029/15

Flag Status: Flagged

Peter

I do not consider the FRA is adequate.

Paragraph 6 talks about 2 additional exits protected by the defenses. If there is 2m of flooding these doors are flooded.

Para 6 also talks about the provision of Sustainable drainage systems to aid water run off, whats to be provided a 1m deep pit which will have no affect in a flood instance.

Para 8 refers to the number of people who have to exit the building 2-3 as apposed to the 5-6 who were employed in the retail business, the difference is the 2-3 people may be asleep - a point the FRA IGNORES.

Regards

Ken Argent | Engineer | Engineering Team | Adur & Worthing Councils
01903221374

On 11 February 2016 at 12:21, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Ken
>
> Can I please have your further comments on this one (FRA has now been submitted and is attached).
>
> I need your comments quite urgently please as it expires next week.
>
> Thanks
>
> Peter
>
> **Peter Barnett** | Principal Planning Officer | Adur & Worthing Councils
> 01903 221310 | http://www.adur-worthing.gov.uk
>
> ---------- Forwarded message ----------
> From: **Coppock, Jennifer** <Jennifer.Coppock@carterjonas.co.uk>
> Date: 4 February 2016 at 09:09

Subject: RE: 136 Beach Green. Shoreham by the Sea - NOTICE/0029/15
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Good morning Peter,

Please find attached the FRA prepared by my clients consultant.

PPS25 has been referred to by the consultant as it is referenced in the Council's flood risk information.

I would be grateful if you and the EA could review the information provided. As discussed yesterday, please forward the EA's advice regarding flood defences as soon as possible.

Kind regards,

Jennifer

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 28 January 2016 08:29
To: Coppock, Jennifer
Subject: Re: 136 Beach Green. Shoreham by the Sea - NOTICE/0029/15

Jennifer

I will liaise with the EA and come back to you.

Regards

Peter

Peter Barnett | Principal Planning Officer | Adur & Worthing Councils
01903 221310 | http://www.adur-worthing.gov.uk

On 27 January 2016 at 17:23, Coppock, Jennifer <Jennifer.Coppock@carterjonas.co.uk> wrote:

I am a little concerned/confused at the contradictory advice given in the December 2015 note (forwarded to you on 21st January). Within the EA response, there is no mention of the flood defences – is this an oversight?

Jennifer

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 27 January 2016 16:33
To: Coppock, Jennifer
Subject: Re: 136 Beach Green. Shoreham by the Sea - NOTICE/0029/15

Jennifer

I have now received the comments of the Environment Agency which are available to view on our website:

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

You will see that they object to the proposal due to the lack of a Flood Risk Assessment. They state "An FRA is vital if the Local Planning Authority (LPA) is to make informed planning decisions. In the absence of an FRA, the flood risk resulting from the proposed development is unknown. The absence of an FRA is therefore sufficient reason in itself for refusal of planning permission."

They go on to advise that "There is the potential for flood depths of over 2 metres therefore we would consider that sleeping accommodation on the ground floor with no access to the first floor may pose an unacceptable risk to occupants".

They also advise that "We have reservations as to whether any FRA could address these issues satisfactorily, and the applicant should seriously consider this before engaging the services of a flood risk consultant."

As I suspected, this site is unsuitable for living accommodation at ground floor level and I can therefore confirm that Prior Approval is required and will be refused on flood risk grounds.

Please let me know how you wish to proceed.

Regards

Peter

Peter Barnett | Principal Planning Officer | Adur & Worthing Councils
01903 221310 | http://www.adur-worthing.gov.uk

On 21 January 2016 at 09:16, Coppock, Jennifer <Jennifer.Coppock@carterjonas.co.uk> wrote:

Good morning Peter,

Further to our telephone conversation a couple of days ago, please find attached correspondence between the Environment Agency and the current tenant of the first flor flat of 136 Beach Green.

As you will see the EA has confirmed that the area, due to local flood defences, has been classified as a low risk area with the chance of flooding at less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

The correspondence is dated December 2015, therefore is considered up to date. Please can I have your thoughts on this as the potential flooding issue is clearly not as significant as you had originally thought.

Kind regards,

Jennifer

Jennifer Coppock MRTPI
Planner

For and on behalf of Carter Jonas LLP
T: 01865 404435
M: 07825 674610
W: carterjonas.co.uk



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Jennifer Coppock MRTPI
Planner

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Jennifer Coppock MRTPI
Planner

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