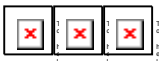
From: Ken Argent
Sent: 16 October 2018 09:48
To: Hannah Barker
Subject: Re: FW: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex

Hannah,
i was just concerned the EA would say no - as they havent - happy to proceed.

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 Mon, 15 Oct 2018 at 09:23, Hannah Barker <hannah.barker@adur-worthing.gov.uk> wrote:

> Dear Ken,
>
> I have finally received a response from the EA on this one unfortunately their response was not of any use….
>
> "Thank you for consulting the Environment Agency. However in line with the External Consultation Checklist we will not provide any response to applications that fall outside of the checklist and this applications falls outside of it. Therefore we have no comments to make."
>
> The applicants are not pleased with the amount of time they have had to wait for this application to be processed.
>
> Is it your view that this can now be approved with the amendments as submitted and discussed with you directly.
>
> Please let me know, thanks
>
> Hannah

From: Hannah Barker [mailto:hannah.barker@adur-worthing.gov.uk]
Sent: 11 September 2018 13:47
To: Ken Argent
Subject: Re: FW: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex

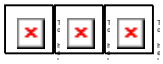
Thank you for letting me know.

I will consult the EA.

Thanks

Hannah

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Portland House
Richmond Road
Worthing
West Sussex
BN11 1HH

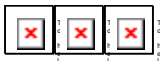


On 11 September 2018 at 13:43, Ken Argent <ken.argent@adur-worthing.gov.uk> wrote:

Hannah,

Happy with this - just depends on EA - if you have advised

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



---------- Forwarded message ----------
From: <info@adsltdoffice.com>
Date: 10 September 2018 at 12:31
Subject: FW: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex
To: ken.argent@adur-worthing.gov.uk
Cc: info@adsltdoffice.com

Good Morning Ken,

I have received the below email from Hannah in the planning department. I have considered these and updated the plans to show the annex raised by 300mm to incorporate a suspended timber floor. Please see attached plans and updated flood risk assessment.

Kind regards,

Emily Lanham

From: Hannah Barker <hannah.barker@adur-worthing.gov.uk>
Sent: 10 September 2018 11:41
To: info@adsltdoffice.com
Subject: Re: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex

Thank you for your email. If it is limited to this minor increase and this is necessary I would seek to support this however we would need to readvertise to neighbours for 14 days as this is an increase.

Once amended plans are received then I can readvertise, however if you could make sure Ken Argent and The Environment Agency are happy with the changes prior to formal resubmission this will save time.

Thanks

Hannah

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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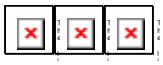
BN11 1HH



On 10 September 2018 at 11:38, <info@adsltdoffice.com> wrote:

> *Good Morning Hannah,*
>
> *In order to meet suitable flood protection measures we may have to raise the height of the design by 300mm to allow floodwater to run underneath the proposal. Would this be something you, as the planning officer, would consider suitable?*
>
> *This along with other measures, such as using a tanking design and non-permeable materials in the property should suffice the drainage engineers requirements.*
>
> *Kind regards,*
>
> *Emily Lanham*
>
> **From:** Hannah Barker <hannah.barker@adur-worthing.gov.uk>
> **Sent:** 10 September 2018 09:51
> **To:** info@adsltdoffice.com
> **Subject:** Re: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex
>
> Dear Emily,
>
> Sorry for the delay here - prior to putting my report through last week I received comments from our drainage engineers the following comments have been made....

"The proposal is to effectively change the garage into a habitable annex.

The EA should be consulted as this is within Flood Zone 3, and they are likely to initially object as there is a proposal for a bedroom, at ground level.

The FRA does not tell me about ground levels or how the roof drainage will be disposed of - should go directly to the ditch.

I personally have few concerns except to say that this property's garden has been flooded in the past so there is distinct possibility that the extension might get wet in the future.

The ground levels around No 40 are higher so this is less likely to flood but there is an issue with the Doctors surgery at No 38.

The flood risk is from surface water / ground water not tidal flooding despite the site being in Flood Zone 3.

There is therefore still a significant risk, and the FRA should acknowledge this and give more details of flood protection measures."

Please could you therefore submit a new FRA which addresses that set out above we can then consult with the Environment Agency for their approval. Did you discuss the proposal with The Environment Agency at Pre application stage as suggested? what were their views - If not it would be worth discussing with them prior to submission of the FRA to make sure that what you are submitting satisfies their requirements.

Please could you confirm receipt of this email. I look forward to receipt of further information for consultation.

If you wish to discuss these comments please contact Ken Argent, Engineer 01903 221374 or Ken.argent@adur-worthing.gov.uk

Yours sincerely,

Hannah Barker

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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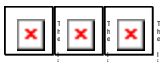
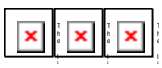


On 4 September 2018 at 12:31, Hannah Barker <hannah.barker@adur-worthing.gov.uk> wrote:

> Thank you for the information - I will add to the report and put through to my manager.
>
> Hannah
>
> **Hannah Barker**
> Senior Planning Officer, Adur & Worthing Councils
> Phone: 01903 221475
> Email: hannah.barker@adur-worthing.gov.uk
> Website: http://www.adur-worthing.gov.uk
> Portland House
> Richmond Road
> Worthing
> West Sussex
> BN11 1HH
>
> 
>
> On 4 September 2018 at 12:29, <info@adsltdoffice.com> wrote:

Good Afternoon Hannah,

Please see attached.

Kind regards,

Emily Lanham

From: Jo Benson <jobenson@hotmail.com>
Sent: 03 September 2018 19:11
To: info@adsltdoffice.com
Subject: Re: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex

Hi Hannah,

We are looking to build the annex for my 70 year old infirm mother who currently resides on her own and ultimately ends up staying with us most of the year.

She will need to be comfortable in her own space and would prefer to be as separate from the main house as possible avoiding use of stairs where possible.

Kind regards

Mr and Mrs S Tandy

On 3 Sep 2018, at 16:22, <info@adsltdoffice.com> <info@adsltdoffice.com> wrote:

> *Good Afternoon Jo,*
>
> *Please see below.*
>
> *Kind regards,*

Emily Lanham

From: Hannah Barker <hannah.barker@adur-worthing.gov.uk>
Sent: 03 September 2018 16:11
To: info@adsltdoffice.com
Subject: Re: FW: FW: AWDM/1196/18: 48 Old Shoreham Road Lancing West Sussex

Dear Emily,

I am writing up the application for 48 Old Shoreham Road. There is no statement within the application documents referring to the need for the annex - for a dependent relative etc. Please could you submit a written statement to be considered with the application.

Thanks

Hannah

Hannah Barker
Senior Planning Officer, Adur & Worthing Councils
Phone: 01903 221475
Email: hannah.barker@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
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West Sussex
BN11 1HH

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