From: planning@adur-worthing.gov.uk
Sent: 23 December 2021 08:33
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/2199/21

Flag Status: Flagged

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 23/12/2021 8:32 AM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/2199/21
Address:	66 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HA
Proposal:	Demolition of two storey house and replacement with a three storey, five bedroom house with first and second floor rear terraces. Widening of vehicular access, new boundary walls and sliding gate.
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:

Dear Hannah,

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 3, the site is not shown as being at risk from surface water flooding. The Environment Agency have been consulted. We have no objection to the development on flood risk grounds subject to the condition requested by the Environment Agency being applied.

Surface water drainage- the application form indicates that surface water is proposed to be discharged to soakaway. This is acceptable in principle and good infiltration rates should be observed. It is advised that the applicant keeps any soakaway shallow to ensure there is limited tidal impact upon the soakaway. It should be noted that there are no public surface water sewers in the area. Surface water drainage must not drain to the foul sewer.

With this in mind, we would like to request further information is submitted prior to determination to demonstrate appropriate surface water drainage design.

Kind regards,

Laura Gibbons

Kind regards