Fwd: 4-6 Old Shoreham Road - WSCC LLFA response

Gary Peck <gary.peck@adur-worthing.gov.uk> 8 May 2019 at 15:15
To: Planning - <planning@adur-worthing.gov.uk>

AWDM/0337/18 - Please can this be published.

Thanks

Gary

---------- Forwarded message ---------
From: **Stuart Magowan** <[redacted]
Date: Wed, 17 Apr 2019 at 17:28
Subject: RE: 4-6 Old Shoreham Road - WSCC LLFA response
[redacted]

Hi Gary

To confirm, we are required to lift the buildings out of the potential flood level that is set by the Environment Agency estimate at 300m above the low point and then provide 300mm freeboard which we have undertaken.

In addition to this we have indicated the access into the houses to comply with Part M and have only raised the approach at the front of the property by approximately 450mm above existing levels and then reduced at a gradient of 1:20 to comply with Building Regulations Part M and DDA requirements. So an area 3m in front of the properties is greater than 300mm above the existing ground levels.

The area of land that the LLFA is currently stating will impact flooding is a 3m section of land across the width of the proposed southern properties on site. The land in this 3m strip has been raised between 0 and 150mm above the 300mm depth of floodwater that is anticipated to cross the site in accordance with the EA and LLFSA flood depth estimate at the low point of the site and is therefore outside the main flood route.

The housing is a solid area and the flow path across the lowpoint of the site, where any flood routing will occur, is not affected by the housing or local access raising to provide access. The routes either side of the properties are unaffected as there is a ditch to the east side of the properties and a low area to the west.

We have not submitted a fully detailed level design as this is for a planning application and clearly the flood routing across the site, as noted in the submissions, is unaffected by the proposals.

I spoke to Ken Argent two weeks ago and he also disagrees with the LLFA on this point. Any dwelling will require some local land raising to provide access, this has been minimised as indicated in the submission. It does not affect the flood routing which has been clearly demonstrated.

A decision needs to be made. We cannot keep answering query after query when there is clearly no increased risk of flooding from this development. This has been sufficiently demonstrated to meet the requirements under set out in the National Planning Policy Framework.

Regards

Stuart

Stuart Magowan

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