From: Lloyd Harris
Sent: 07 August 2017 11:26
To: Peter Barnett
Subject: Re: AWDM/1835/16 - 22 Old Shoreham Road - flood evacuation plan

Flag Status: Flagged

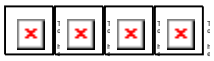
Peter,
Apologies for the delay in replying. The FRA appears sufficient. The location already has residential developments in close proximity. This in conjunction with the new Tidal Walls scheme and new properties being built closer to the river I can see no reason to refuse the suitability of the FRA.

On 28 Jul 2017 10:40, "Peter Barnett" <peter.barnett@adur-worthing.gov.uk> wrote:
Lloyd

Please will you take a look at the attached flood risk assessment and, specifically, the flood emergency evacuation plan, and let me know if it is acceptable.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



---------- Forwarded message ----------
From: **Paul Craig** <paul@showtec.co.uk>
Date: 30 June 2017 at 15:47
Subject: RE: FW: AWDM/1836/16 - 22 Old Shoreham Road
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter

Firstly thank you for your patience regarding the above property.

I am pleased to attach a revised plan that I believe takes into consideration all of your and your environmental health officers design points and concerns.

Re the Environmental Agency points, I attach an FRA for the property. I appreciate the property is at risk currently without the Flood risk defences that are currently being built. It is my understanding that these defences will not

be completed until early 2018. As this is a small scheme, within an existing residential terrace, in the spirt of trying to resolve this issue, may I suggest if you approve the new plan it could have a planning condition attached that we will not occupy the property until Spring 2018.

I look forward to your views.

Regards

Paul Craig

Entrepreneur of the Year 2009/10
Sussex Business Awards

T: 01273 464999
F: 01273 462258
M:07785 566900

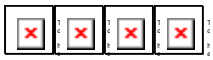
From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 14 March 2017 11:23
To: Paul Craig <paul@showtec.co.uk>
Subject: Re: FW: AWDM/1836/16 - 22 Old Shoreham Road

Paul

I am happy to agree to an extension of time on this one.

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 13 March 2017 at 19:32, Paul Craig <paul@showtec.co.uk> wrote:

Peter

I will be addressing all of your points and will be back with a new revised proposal and necessary risk assessments soon.

Therefore I am happy if it is possible if this application can remain pending for a few weeks.

Regards

Paul Craig

Entrepreneur of the Year 2009/10
Sussex Business Awards

T: 01273 464999
F: 01273 462258
M:07785 566900

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 09 March 2017 11:03
To: Paul Craig <paul@showtec.co.uk>
Subject: Re: FW: AWDM/1836/16 - 22 Old Shoreham Road

Paul

As I have already advised, I am concerned at the poor living environment being proposed. My Environmental Health Officer colleague has formally objected as follows:

"*Neither bedrooms have any outlook as the only windows are skylights and the outlook from the living room for the rear flat is only onto an enclosed yard which could also present a hazard under the Housing Act 2004.*

Further, the windows for the living room on the front flat open directly onto the pavement reducing the privacy and security for the occupant.

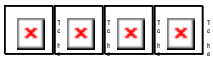
I would therefore object to the development on the grounds that formal action will be necessary by this department to mitigate category 1 hazards under the Housing Act 2004."

I am not therefore able to support the application on this ground, as well as for flood risk reasons previously identified.

Regards

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 8 March 2017 at 19:12, Paul Craig <paul@showtec.co.uk> wrote:

> Hi Peter
>
> I wonder if you can give me your outline views on my below email from a couple of weeks ago, ahead of me embarking on the FRA works.
>
> I would just like to know that we have outline agreeance on most of the other points first.
>
> Regards
>
> Paul Craig
>
> Entrepreneur of the Year 2009/10
> Sussex Business Awards
>
> T: 01273 464999
> F: 01273 462258
> M:07785 566900

From: Paul Craig [mailto:paul@showtec.co.uk]
Sent: 23 February 2017 13:16
To: 'Peter Barnett' <peter.barnett@adur-worthing.gov.uk>
Subject: RE: AWDM/1836/16 - 22 Old Shoreham Road

Peter

Thank you for your email.

This is of course a considerable cost when one thinks about the size of the development.

However, I will progress this ASAP as my options are limited . Can I assume if this point is successfully addressed you are happy with the other issues in principle .

Regards

Paul Craig

Entrepreneur of the Year 2009/10
Sussex Business Awards

T: 01273 464999
F: 01273 462258
M:07785 566900

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 23 February 2017 12:11
To: Paul Craig <paul@showtec.co.uk>
Cc: Rob shepherd <rob.rsdesigns@googlemail.com>
Subject: Re: AWDM/1836/16 - 22 Old Shoreham Road

Paul

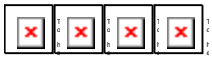
I have attached the Environment Agency's comments for your attention. You will see that you are required to demonstrate that the development will be safe and flood resilient. Without a Flood Risk Assessment (FRA) that addresses the Environment Agency objection, I will not be able to give consideration to the principle of allowing residential development here.

Please submit a revised FRA for consideration.

Regards

Peter

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 15 February 2017 at 17:46, Paul Craig <paul@showtec.co.uk> wrote:

> Peter,
>
> Re the environmental agency, I am surprised by this as I was informed that once the Rope Tackle North Sea defence was built, the areas zoning will change, hence I have waited years to re submit this application. I am unformed the Sea Wall is built and Hyde Housing are now building 120 new houses on the opposite side of the road to my site and nearer the river and with many of them being on ground floor. Therefore, I question if the environmental agency have taken this new change into consideration?
>
> In addition, we are in a terrace of existing residential homes.
>
> I do understand your point about quality, but you need to look at the area. Our next door neighbour is an HMO with people living in very poor standard accommodation, some with no outside space. Our rear area is enough to build a small courtyard to have climbing plants and a table and chairs on a patio (which I would be happy to include if that helped your decision.)
>
> If this really can't go ahead, it is potentially a real problem for all of us Peter, as in it's current state we are receiving so much resistance from our neighbours when using it as a store with vans etc loading in and out.

Hence a commercial property that is boxed in by residential is not ideal (hence no neighbour objections) so all options of usage are a compromise on this site.

I hope you can take a view on this as currently there is little I can do with this space, and mothballing it is not ideal, especially as we are in the process of investing in making the building look nicer for the area, most of which is done.

Regards

Paul Craig

Entrepreneur of the Year 2009/10
Sussex Business Awards

T: 01273 464999
F: 01273 462258
M:07785 566900

From: Peter Barnett [mailto:peter.barnett@adur-worthing.gov.uk]
Sent: 15 February 2017 16:32
To: Paul Craig <paul@showtec.co.uk>
Subject: AWDM/1836/16 - 22 Old Shoreham Road

Paul

There is currently an objection to your proposal from the Environment Agency (see attached).

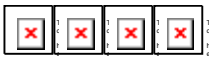
There is also a concern at the poor living environment to be provided with no windows in the bedrooms and limited outlook from the lounge to the rear flat.

I therefore am not minded to support this application as it stands.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils

Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On 13 February 2017 at 20:59, Paul Craig <paul@showtec.co.uk> wrote:

> HI Peter
>
> I hope your well.
>
> Any news on my applications for 22 Old Shoreham Road, Shoreham ?
>
> Regards
>
> Paul Craig
>
> Entrepreneur of the Year 2009/10
> Sussex Business Awards
>
> T: 01273 464999
> F: 01273 462258
> M:07785 566900

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