DRAINAGE & FLOOD RISK CONSULTATION

PROJECT: Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping.

Amended plans received.

Amended description received.

Reference: AWDM/0337/18

Revisions:

Date: 16 April 2019

Recommendation: (More Information Required / Objection /)

1.0 Introduction

1.1 West Sussex County Council (WSCC), in its capacity as the Lead Local Flood Authority (LLFA), has been consulted on the above proposed development in respect of local flood risk.

1.2 Detailed comments have been provided by the LLFA on 5 previous occasions:

a) on 1 May 18 (Reference A);
b) on 25 Jul 18 (Reference C) following the Applicant's Response to the LLFA's earlier comments (Reference B).
c) on 12 Nov 18 (Reference E) following review of the updated FRA 1.1.
d) on 14 Jan 19 (Reference H).
e) on 2 Apr 19 (Reference L).

1.3 At the request of Adur-Worthing Council the LLFA has now reviewed the most recent response to WSCC Comments (Reference M) and has been asked to formally respond to the same.

2.0 LLFA Position

2.1 CEP's most recent response (Reference M) has addressed the LLFA's concerns set out in paragraphs 2.1 to 2.3 of Reference L.

2.2 The issue of land raising / boundary arrangements which was discussed in paragraphs 2.4 to 2.7 of Reference L have not been satisfactorily resolved. Detailed queries have been raised in paras 2.4 to 2.7 that require a clear, detailed response. A steep incline from the new property down to the neighbouring property without containment will create an obvious flow path that isn't currently present and this does not constitute no net detriment in terms of flood risk.

3.0 Conclusion

The applicant has not yet demonstrated no net detriment to the flood risk of surrounding properties with respect to proposed levels and its impacts upon existing flow paths around the chalet properties.

Ray Drabble
Flood Risk Management Team

References:

A. WSCC LLFA Flood Risk Management Response to application no AWDM/0337/18 dated 1 May 18.
B. CEP's FRA Comment Response to WSCC dated 18 July 18.
C. WSCC LLFA Flood Risk Management Response to application no AWDM/0337/18 dated 25 July 18.
D. Flood Risk Assessment 1.1 dated 19 Oct 18: Proposed development at 4 Old Shoreham Road Lancing, West Sussex.
E. WSCC LLFA Flood Risk Management Response to application no AWDM/0337/18 dated 12 Nov 18.
F. CEP Annotated comments on copy of Reference E (above) dated 23 November 18.
G. Adur-Worthing Council Drainage Engineer comments on application dated 10 January 19.
H. WSCC LLFA Flood Risk Management Response to application no AWDM/0337/18 dated 14 Jan19.
I. CEP (2017) Flood Risk Assessment: New Monks Farm Development Lancing: Issue 1.4 dated 6 Jun 2017.
J. West Sussex LLFA Policy for the Management of Surface Water.
K. CEP (2019) Flood Risk Assessment Addendum dated March 2019.
L. WSCC LLFA Flood Risk Management Response to application no AWDM/0337/18 dated 2 Apr 19.
M. CEP Response to WSCC Comments dated 8 Apr 19.