Adur & Worthing councils

Development Management

MEMORANDUM

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/1504/16
Please ask for:	Peter Barnett
Direct Line:	01903 221310
Date:	27th October 2016

Outline planning application with all matters reserved for 5 no. three-storey live/work units with parking to front to replace existing workshops.

4 Waterside Road Southwick West Sussex BN41 1AZ

The above planning application was received on 7th October 2016. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.
http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

Adur & Worthing councils

Development Management

MEMORANDUM

To: Peter Barnett Application Number: AWDM/1504/16

Proposal: Outline planning application with all matters reserved for 5 no. three-storey live/work units with parking to front to replace existing workshops.

Location: 4 Waterside Road Southwick West Sussex BN41 1AZ

Observations:

Matthew,

Thank you for the opportunity to comment upon this application The Fra correctly identifies that the site lies in flood zone 3, is unaffected by surface water flooding and has no history of flooding.

Surface water runoff should be passed to the surface water sewer which discharges directly into the Basin.

The design of the building is such that living accommodation is well above flood levels so I consider the proposals are acceptable.

I think that there should be two conditions:

The first is the finished floor level of the offices should be set 300mm above existing ground level.

This is referred to in the FRA at Section 4.1.

In order to afford a level of protection against flooding it is normally recommended that finished floor levels are set a nominal 300mm above the 1 in 100 year annual probability fluvial flood (1%) or 1 in 200 year tidal flood (0.5%) in any year. As the Environment Agency's modelling data showed that the site will not be flooded by the 1 in 200 year plus climate change event, raising the finished floor level will not be required. However, for the increased safety, it is proposed that the finished floor level will be set minimum of 300mm from the existing ground level.

The second is that the building should be conditioned such that the ground floor shall (never) not be used for living accommodation

Finally, if not already done so, this application needs to be refereed to Tony Parker at Shoreham Port Authority.

Regards

Ken Argent

Adur & Worthing councils

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