**From:** Bruce Reynolds
**Sent:** 30 January 2018 15:12
**To:** Marie O'Keeffe
**Subject:** Re: 158 Brighton Road - AWDM/1841/17

Hi Marie

That's OK by me -

sorry for the delay in this reply

Regards

**Bruce Reynolds**
Private Sector Housing Manager, Adur & Worthing Councils
Phone: 01273 263098
Email: bruce.reynolds@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk/adur-homes
Address: Housing, Usually east wing, first floor
Portland House



On 24 January 2018 at 13:03, Marie O'Keeffe <marie.o'keeffe@adur-worthing.gov.uk>wrote:
Hi,

further to both your comments on this application I have just received this response from the applicant.

Comments please?

M.
---------- Forwarded message ----------
From: **Frederick Randall** <fr@scandia-hus.co.uk>
Date: 24 January 2018 at 13:00
Subject: 158 Brighton Road - AWDM/1841/17
To: "marie.o'keeffe@adur-worthing.gov.uk"< marie.o'keeffe@adur-worthing.gov.uk>

Dear Marie,

In response to the query emails attached:

Drainage engineer

- Rainwater harvesting is being considered by the applicant at this stage alongside PV panels and an air source heat pump and as such is at a preliminary stage so no details or system to be installed are yet known.
- Surface water discharge directly into wide water can be introduced which negates the need for any soakaways. If a

notice/permission is needed to discharge into wide water please let me know.

- Soakaway calculations, soil and permeability tests would be carried out along side the building regs submission, at this stage the size of any soakaways is an estimate. Again, if a permeable driveway can be introduced to negate the need of a soakaway this can be shown on a landscape scheme.

Fire Safety

- The protected stairwell to the dining level (second floor) are shown as pocket doors to be fire rated – FD30. These can be changed to standard opening doors if required.

I hope this helps.

Kind regards,

Fred Randall
Assistant Project Manager
LOGO4

☎: 01342 838 063
✉: fr@scandia-hus.co.uk
🌍: www.scandia-hus.co.uk

---------- Forwarded message ----------
From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:
Bcc:
Date: Thu, 4 Jan 2018 10:00:28 +0000
Subject: 158 Brighton Road - AWDM/1841/17

Dear Mr Randall

Another query from a colleague on this one relates to fire safety.

*'The plan indicates that the central stairwell in each dwelling is 'protected' but it is not clear how the doorway to the high fire risk kitchen -dining level provides this protection?*

*I would be grateful if the applicant could provide details as to this matter.'*

I would appreciate your response.

Kind regards.
--

**Marie O'Keeffe**
Senior Planning Officer - Part Time, Adur & Worthing Councils
Phone: 01903 221425
Email: marie.o'keeffe@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



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From: "Marie O'Keeffe" <marie.o'keeffe@adur-worthing.gov.uk>
To: Frederick Randall <fr@scandia-hus.co.uk>
Cc:
Bcc:
Date: Fri, 29 Dec 2017 09:15:54 +0000
Subject: 158 Brighton Road, Lancing - AWDM/1841/17
Dear Sir,

I have received a holding objection to your application at the above site from the Council's drainage engineer. He requires clarification of the following points:

*'Objection –*

*# The applicant talks about rainwater harvesting but provides no details.*

*# The applicant talks about soakaways in the back garden – where exactly will they be located? Most people simply discharge to Wide Water.*

*There is a discrepancy between the proposed site plan and the proposed elevations which do not indicate the garden and its content which would impinge upon any soakaway siting.*

*# The applicant has sized his soakaway in the front garden without undertaking any form of soakage test, and without considering the fact that there is effectively no drive to collect water on due to the first floor overhang – permeable paving would be more appropriate, with a type 3 subbase.*

*Clarifications are required please.*

*Although the application is within floodzone 3 the building footprint is not much different to the original building and all the habitable rooms are above flood level so I would have no issues as such with the proposal.'*

I would appreciate your response.

Kind regards.

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**Marie O'Keeffe**
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