Ms J Morin
Worthing Borough Council
Development Control
Portland House Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2009/106830/01-L01
Your ref: WB/09/0340

Date: 22 May 2009

Dear Ms Morin

CONVERSION OF EXISTING PROPERTY INTO TWO DWELLINGS AND PROPOSED DEVELOPMENT OF TWO SEMI- DETACHED HOUSES . 40 LADYDELL ROAD, WORTHING, WEST SUSSEX BN11 2L

Thank you for your consultation regarding the above. Please quote our reference number on any correspondence

Environment Agency position

The proposed development will only be acceptable if a planning condition is imposed requiring the following details.

Planning Condition

Development shall not begin until details of the height of finished floor levels for the new build property, have been submitted to and approved in writing by the Local Planning Authority (LPA) in conjunction with the Environment Agency. These shall be set no lower than 2.1m above Ordnance Datum (AOD) in order to match or exceed the finished floor levels of the existing property known as 40 Ladydell Road. The floor levels should be implemented in accordance with the levels agreed.

Reason: In accordance with the principles of Planning Policy Statement 25 – "Development and Flood Risk" (PPS25). To reduce the risk of flooding to the proposed development and future occupants.

Planning Advice

Surface Water Drainage

The applicant states that the surface water is to be disposed of to soakaway. No design data has been incorporated with the soakaway details so we cannot comment specifically upon whether they will be acceptable at this location. Generally we would recommend that infiltration rates for soakaways to be based on permeability tests undertaken over the winter period and not those done during the drier months. The design needs to be based upon BRE365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded water table. It should also have provision to ensure there is capacity in the system to contain below lowest ground level the 1 in 100 year event plus 20% on stored volumes. Therefore the local geological and hydrogeological characteristics of the site will dictate whether soakaways will be applicable and an investigation would be required.

Your Council's own Technical Services should be satisfied with the proposed method of surface water disposal.

Protection of Controlled Waters

All surface water from roofs shall be piped direct to an approved surface water system using sealed down pipes. Open gullies should not be used.

Care should be taken during site works to ensure that all fuels, lubrication oils and any other potentially contaminating materials should be stored (for example in bunded areas secured from public access) so as to prevent accidental/unauthorised discharge to ground.

All Pollution Prevention Guidelines information may be freely viewed and downloaded from the NetRegs section of the Agency's website. The website address is: www.environment-agency.gov.uk/netregs/resources/278006

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

HELEN TIER
Planning Liaison Officer (South Downs Area)

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cc Parker Dann

End