

Day 1 Issue 4

Omission Sites – Schedule of Correspondence and Updates

Site	Current updates
New Salts Farm , Lancing	<p>Flood Risk:</p> <ol style="list-style-type: none"><li data-bbox="555 477 1358 607">1. REP -061-001 Issue 1: Amended Flood Risk Assessment received as part of Hyde Housing's Statement https://www.adur-worthing.gov.uk/media/media,142806,en.pdf<li data-bbox="555 678 1345 775">2. REP-023-001: West Sussex County Council response to FRA received 6 January 2017 https://www.adur-worthing.gov.uk/media/media,143122,en.pdf West Sussex County Council have a number of concerns. They consider that the FRA underplays the significant flood risk from groundwater and surface water.<li data-bbox="555 981 1310 1077">3. REP- 006-001: Environment Agency response to FRA received 30 January 2017 https://www.adur-worthing.gov.uk/media/media,143121,en.pdf No objection in principle (subject to conditions). However, the EA do raise concerns regarding surface water and the lack of detail as to how upstream and downstream third parties might be affected.<li data-bbox="555 1317 1374 1480">4. ALP023: Adur District Council's Engineer response to FRA received 31 January 2017 https://www.adur-worthing.gov.uk/media/media,143184,en.pdf https://www.adur-worthing.gov.uk/media/media,143218,en.pdf Adur District Council's Engineer has significant concerns regarding the scheme. He believes there has still been insufficient groundwater monitoring and remains concerned about the value of using water butts, permeable paving and geocells.

5. REP-061-004: Tully De'Ath response (on behalf of Hyde Housing) to comments on the FRA from West Sussex County Council and Environment Agency, received 31 January 2017 <https://www.adur-worthing.gov.uk/media/media,143151,en.pdf>

6. REP-061-005: Tully De'Ath response (on behalf of Hyde Housing) to comments on the FRA from Adur District Council's Engineer, received 7 February 2017 <https://www.adur-worthing.gov.uk/media/media,143257,en.pdf>

7. REP-023-02: West Sussex County Council response (28 February 2017) to Tully De'Ath's letter of 7 February 2017 <https://www.adur-worthing.gov.uk/media/media,143834,en.pdf>

West Sussex County Council still have outstanding concerns regarding storage, ground raising and the proposed detention basins. Also dispute the catchment boundary used in the model.

8. REP-006-002: Environment Agency response (10 March 2017) to Tully De'Ath's letter of 7 February 2017 <https://www.adur-worthing.gov.uk/media/media,143835,en.pdf>

The Environment Agency have no objection in principle, subject to appropriate finished floor levels.

9. REP-061-006: Tully De'Ath response (10 March 2017) to West Sussex County Council's letter of 28 February 2017) <https://www.adur-worthing.gov.uk/media/media,143836,en.pdf>
Appendix A: High Ground Water Scenario <https://www.adur-worthing.gov.uk/media/media,143837,en.pdf>
Appendix B: Drainage Details <https://www.adur-worthing.gov.uk/media/media,143838,en.pdf>
Appendix C: Modelling Report <https://www.adur-worthing.gov.uk/media/media,143840,en.pdf>
Appendix D: Flood estimation report <https://www.adur-worthing.gov.uk/media/media,143839,en.pdf>

10. ALP024: Adur District Council Engineer's response (22 March 2017) to Tully De'Ath's letter of 10 March 2017 <https://www.adur-worthing.gov.uk/media/media,143894,en.pdf>

	<p>Adur District Council's Engineer still has some outstanding concerns including the catchment area used in the model, the long-term integrity of the proposed estate roads and the general damp conditions of the site.</p> <p>11. REP-023-03 West Sussex County Council's response (21 March) to Tully De'Ath's letter of 10 March 2017 https://www.adur-worthing.gov.uk/media/media,143895,en.pdf</p> <p>West Sussex County Council still have some outstanding concerns regarding the modelling report and its accuracy, and inherent problems in the design of the drainage solution.</p>
<p>Old Salts Farm, Lancing</p>	<p>No updates to report.</p>
<p>Shoreham Gateway / Land at Steyning Road</p>	<p>Flood Risk:</p> <p>Environment Agency, West Sussex County Council and Adur District Council responses regarding flood risk have been received for planning application AWDM/1953/16 at Steyning Road, Shoreham-By-Sea (Outline planning permission for 52 dwellings). These are as follows:</p> <p><i>The Environment Agency (EA):</i> The EA have raised no objection in principle to the proposal, subject to certain conditions being complied with. However, it should be noted that the EA, in their response, raise concerns about the use of a pumping station as a means of surface water disposal. This is the current solution proposed by the applicant for this site.</p> <p><i>West Sussex County Council (WSSCC):</i> WSSCC have raised no objection in principle to the proposal, subject to certain condition being complied with.</p> <p><i>Adur District Council:</i> Adur District Council's Engineer has raised concerns regarding surface water and groundwater and the effectiveness of the pumping station.</p>

	<p>Landscape:</p> <p>West Sussex County Council and South Downs National park Authority responses regarding landscape issues have been received for planning application AWDM/1953/16 at Steyning Road, Shoreham-By-Sea (Outline planning permission for 52 dwellings). These are as follows:</p> <p><i>South Downs National Park Authority (SDNPA):</i></p> <p>The SDNPA have serious concerns about the proposed development and consider that it would be detrimental to the setting and special qualities of the South Downs National Park.</p> <p><i>West Sussex County Council (WSCC)</i></p> <p>WSCC express concerns both about the principle and design of development of development on the site. In addition, they disagree with some of the conclusions of the Landscape and Visual Impact Appraisal.</p>
	<p>The full responses from the above bodies (the Environment Agency, West Sussex County Council, Adur District Council and the South Downs National park Authority) are appended to this schedule as is the Steyning Road Landscape and Visual Impact Assessment submitted with the Steyning Road/Shoreham Gateway planning application.</p>