

Development Management

MEMORANDUM

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

Our reference: AWDM/1953/16
Please ask for: Peter Barnett
Direct Line: 01903 221310
Date: 4th January 2017

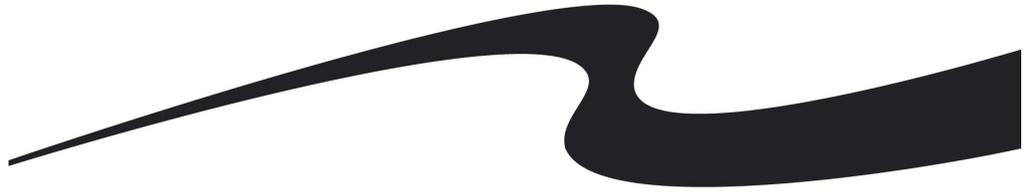
Outline planning permission for the erection of 52no. dwellings in the form of two, three and four-storey buildings (including the provision of 30% on-site affordable housing) comprising of 4no. 1-bedroom flats, 10no. 2-bedroom houses and 38no. 3-bedroom houses; internal roads and parking, informal open space and landscaping together with an enlarged vehicular access on the south-eastern side of the site onto Steyning Road (all matters reserved apart from the access and the proposed realignment of the new Adur Tidal Wall flood defence).

Grazing Land South West Of Flyover Steyning Road Shoreham-By-Sea West Sussex

The above planning application was received on 23rd December 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/>

Gary Peck
Planning Services Manager



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MEMORANDUM

To: Peter Barnett

Application Number: AWDM/1953/16

Proposal: Outline planning permission for the erection of 52no. dwellings in the form of two, three and four-storey buildings (including the provision of 30% on-site affordable housing) comprising of 4no. 1-bedroom flats, 10no. 2-bedroom houses and 38no. 3-bedroom houses; internal roads and parking, informal open space and landscaping together with an enlarged vehicular access on the south-eastern side of the site onto Steyning Road (all matters reserved apart from the access and the proposed realignment of the new Adur Tidal Wall flood defence).

Location: Grazing Land South West Of Flyover Steyning Road Shoreham-By-Sea West Sussex

Observations:

Peter

Thank you for the opportunity to comment upon this application, the site lies in flood zone 3 and is subject to surface water flooding which I have seen from above when driving past this site.

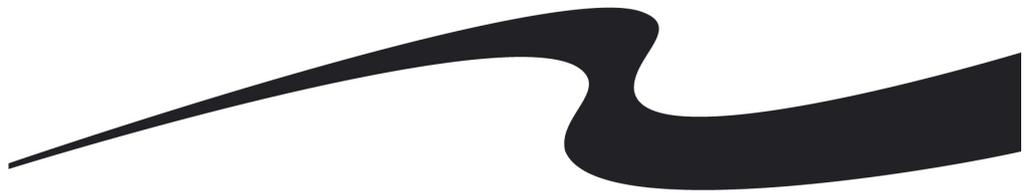
The FRA lacks information, as this site is A) close to the river and B) known to having significant areas prone to flooding and ponding after heavy rain, I think that long term ground water analysis should be a pre requisite.

The tanked permeable system is a good idea but what happens if the proposed pumping station (which itself is subject to separate EA approval) fails? And the system is not permeable when frozen or covered in snow therefore it would afford no storage.

What happens when utilities perforate the tanking, whilst undertaking works?

As this is an outline application I would suggest at least 1 years ground water level monitoring needs to be provided, this should be directly linked to tidal water level data, this will confirm if the site is affected by tidally affected river flows, currently suds infiltration is discounted based upon historic borehole data.

I would also look further at the existing ditch system, to understand how this works especially as it takes flows from the A27 and whether it could be utilised in the design rather than constructing a pumping station (would this need to accommodate flows from the A27 too?). The FRA does not indicate that backflow from the River Adur causes current flooding of the site. However, the FRA suggests that a combination of ground levels, tide levels and the potential for sea level rise dictate that the site needs to be drained by means of a pumped rather than a gravity system. Again I would ask what happens if the pumping station fails.



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Finally I am not sure that a 30% increase in flows for climate change is still appropriate, FRA para 3.4.3, I believe this could now be 40%

The site area is 2.67ha which equates to 26700m².

The impermeable area is proposed to be 28% = 7476m² (stated to be 7433m² at FRA para 3.5.1)

Impermeable road area is 3350m². (FRA para 3.5.6)

So slightly less than 50% of the impermeable area is roads and paths

Intention is to store all surface water runoff in the road for a 1:100year event total runoff approaches 240m³ therefore storage is full so if the pumping station is not working where is the next rainfall to be stored?

Regards

Ken Argent