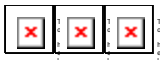
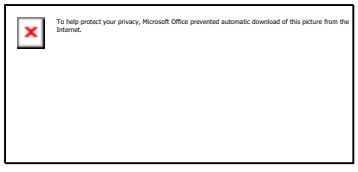
From: Derek Magee <derek.magee@adur-worthing.gov.uk> on behalf of Derek Magee
Sent: 13 October 2022 09:19
To: Peter Barnett
Subject: Re: Consultee Comments for Planning Application AWDM/1449/22

Flag Status: Flagged

Hi Peter,
Having reviewed the information provided and the Maintenance statement contained within the Foul and Surface Water Drainage summary I have on objections to this proposal on flood risk or surface water drainage grounds.

Kind regards
Derek

On Wed, 5 Oct 2022 at 14:19, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Derek
>
> I've received the additional information below in response to your recent comments. Could you please advise if this is now ok to approve?
>
> Thanks
>
> **Peter Barnett**
> Principal Planning Officer, Planning & Development
> 01903 221310
> Adur & Worthing Councils
> Portland House, 44 Richmond Road, Worthing, BN11 1HS
> http://www.adur-worthing.gov.uk
>
> 
>
> 
>
>
> ---------- Forwarded message ---------
> From: **Euan Clark** <euan@folkesarchitects.co.uk>
> Date: Wed, 5 Oct 2022 at 13:51
> Subject: RE: Consultee Comments for Planning Application AWDM/1449/22
> To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
>
> Good afternoon Peter,

Following the queries below regarding the drainage below, our Civil Engineer has sent through the attached updated documents and Technical Note in response.

Kind Regards

Euan

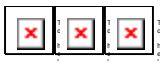
From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 28 September 2022 11:59
To: Euan Clark <euan@folkesarchitects.co.uk>
Subject: Fwd: Consultee Comments for Planning Application AWDM/1449/22

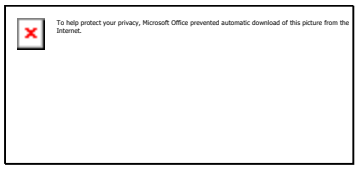
Hi Euan

I've received the comments below in respect of surface water drainage. Looks like you will need to do more work on this. Any queries please contact Derek Magee directly.

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk





---------- Forwarded message ---------
From: <planning@adur-worthing.gov.uk>
Date: Wed, 14 Sept 2022 at 10:55
Subject: Consultee Comments for Planning Application AWDM/1449/22
To: <peter.barnett@adur-worthing.gov.uk>

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 14/09/2022 10:55 AM from Mr Derek Magee (derek.magee@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/1449/22
Address:	Land Opposite 269 To 287 Old Shoreham Road Southwick West Sussex
Proposal:	Approval of Details Reserved by Conditions: Cond 3 (Construction Management Plan); Cond 5 (Secure Cycle Parking); Cond 6 (Travel Plan); Cond 10 (External Lighting); Cond 12 (Foul Water Design); Cond 13 (Surface Water Design); Cond 14 (Surface Water Management); Cond 17 (Hard and Soft Landscaping); Cond 18 (Boundary Treatment); and Cond 23 (Waste Storage) of approved application AWDM/1032/21.
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	Flood risk :-The development is not shown to be at risk from surface water flooding. Surface Water Drainage:- We note that the development is on a brownfield site, policy requirements are clear that SuDS must still be provided. The hierarchy for sustainable drainage must be followed with infiltration fully investigated. Winter infiltration testing and winter groundwater monitoring must be undertaken, it is advised that the applicant discusses the extent of this monitoring with us at the earliest opportunity. Infiltration tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. If on-site infiltration is not

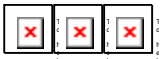
possible, drainage via a restricted discharge to a suitable surface water sewer may be acceptable. Any discharge should be restricted to as close to 1 year greenfield runoff rates as achievable, with a minimum rate of 2l/s. We suggest that,at the earliest stage, the developer gives due consideration to the appropriate location and design of surface water drainage features to achieve necessary capacity, water quality (via the SuDS management/treatment train), as well as ease of ongoing maintenance. Surface Water drainage features should also be designed in a manner that positively affects the amenity of the site. We Would like to remind the developer that, open features, such as swales, basins and ponds, when designed correctly, can satisfy all the above aspirations in addition to; being easier to maintain, having longer life spans and offering ecological advantages over subterranean features such as “plastic crates systems”. Adequate treatment of surface water must be ensured prior to discharge.
Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.

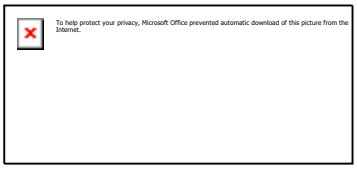
Kind regards

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Derek Magee
Engineer (Major Projects) Available Tuesdays Wednesdays & Thursdays, Facilities & Technical Services
1903221373
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk




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