Development Control – Delegated Officer Report

Application Number: AWDM/0768/24 **Recommendation:** APPROVE

Site: 37 Downside Avenue Worthing West Sussex BN14 0EU

Proposal: Approval of Details Reserved by Condition 5 (Surface Water Drainage) and 6 (Sustainable Drainage) of application AWDM/0188/24.

Relevant Planning History:
AWDM/0188/24 - Proposed detached annexe for family member. Approved 23/05/2024.

Consultations:
Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the approval of details reserved by Condition 5 (Surface Water Drainage) and 6 (Sustainable Drainage) of application AWDM/0188/24. The application is to Worthing Borough Council.

Following a review of the submitted information, we are happy to provide consultation comments on both Condition 5 and Condition 6 due to their relation to drainage and flood risk. We have noted that sufficient information has been provided to satisfy the wording of Condition 6 and would therefore recommend Condition 6 is discharged. However, insufficient information has been provided to satisfy the wording of Condition 5 and therefore it is recommended Condition 5 is not discharged. We would recommend requesting the below information prior to discharging the condition.
- *confirmation of the infiltration rate produced from the provided infiltration testing*
- *updated calculations that do not include base infiltration.*

Following on from these comments updated information was sent to WSP and the following comments were provided:

“We would still recommend that base infiltration is not used for the trench soakaway due to the base of the soakaway being likely to silt up, therefore affecting infiltration efficiency (this is the case for both circular and trench soakaways). As stated in section 25.4 of the CIRIA SuDS Manual, “infiltration from the base is ignored and so any silt will also have negligible effect on infiltration rates”

After the agent requested clarification on the need the following comments were received:

“We would still recommend that base infiltration is not used for the trench soakaway due to the base of the soakaway being likely to silt up, therefore affecting infiltration efficiency (this is the case for both circular and trench soakaways). As stated in section

25.4 of the CIRIA SuDS Manual, “infiltration from the base is ignored and so any silt will also have negligible effect on infiltration rates”.”.

Officer’s response: Comments were sought on updated details but a further response was not provided.

Representations:
None

Condition wording
Condition 5 - No phase of the development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage with a note at which depth groundwater is struck, if it is struck during completion of the infiltration testing. Supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, 1% AEP (1 in 100 year), and the 1% AEP (1 in 100 year) plus climate change critical storms will be required to support the viability of drainage scheme. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 6 - The development hereby approved shall not be occupied until details of the maintenance and management of any proposed sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details of the scheme to be submitted for approval shall include:

I. Details of the SuDS feature and connecting drainage structures, and maintenance requirements for each aspect including a drawing showing where they are located.
II. A management and maintenance plan for the lifetime of the development which shall include the name and contact details of any appointed management company.

Assessment
Following the consultation of the Drainage Engineers further information has been supplied and then WSP have been reconsulted. Following the submission of further information WSP was given a further opportunity for comment. No response or objection was received during the period provided. As such it is considered that the further information submitted is sufficient to discharge both conditions 5 and 6.

Recommendation
Approve conditions 5 and 6

Case Officer: Finlay Gardner Date: 11/10/2024

Authorised by: Louise Prew Date: 11/10/2024