From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 10 January 2022 09:05
To: Peter Barnett
Subject: Re: AWDM/2056/21 - 212 Manor Hall Road, Southwick

Flag Status: Flagged

Hi Peter,

Thanks for this. Given the lack of information, aside from the intention to now drain to soakaway, I would like a condition applied to the application to secure details.

"Development shall not 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. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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."

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, 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. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. 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,

Laura Gibbons
Engineer, Adur & Worthing Councils
Phone: 01903 221374
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

On Wed, 5 Jan 2022 at 14:11, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Laura

The applicant has now confirmed that surface water will be drained via a soakaway.

Would you please confirm that this is now ok?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ---------
From: **Nigel Locke** <nigeljlocke@gmail.com>
Date: Wed, 5 Jan 2022 at 14:06
Subject: Re: AWDM/2056/21 - 212 Manor Hall Road, Southwick
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

With regard to surface water drainage, it has been decided that this will in fact be in way of a soakaway to be positioned in the rear garden at least 5 metres away from any buildings.

I note your comments relating to sustainability and will look at it further to see if any additional sustainability features can be added to the list already set out in the Design & Access Statement.

Kind regards,

Nigel

Nigel Locke Planning Consultant

M: 07770 375240

E: nigeljlocke@gmail.com

W: www.nigellockeplanningconsultant.weebly.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Date: Tuesday, 4 January 2022 at 16:07
To: Nigel Locke <nigeljlocke@gmail.com>
Subject: Re: AWDM/2056/21 - 212 Manor Hall Road, Southwick

Thanks Nigel, Happy New Year to you too.

The garden area for the new house and the existing house appears to be adequate bearing in mind the small size of the garden at 210 (although that property is divided into 2 flats). If this is the only area of concern then it would be hard to justify refusal particularly in light of the need to provide more housing in the District.

I await the drainage information and would also like to see an improved level of sustainability for this property. The Council has recently adopted a Planning and Climate Change Checklist which encourages all new build housing to achieve a minimum 31% CO2 reduction, compared to the Building Regulations Part L 2013 standard, through carbon saving technology and fabric improvements in line with the energy hierarchy. All new housing (including conversions and where retrofitting existing buildings) should achieve a 'C' rating Energy Performance Certificate and are encouraged to use the Home Quality Mark and Passivhaus design standards. Where possible new housing should incorporate measures to further limit water use to 100 litres/person/day. All development should incorporate design measures to maximise opportunities for natural ventilation and summer cooling to avoid contributing to the urban heat island effect and reduce vulnerability to overheating.

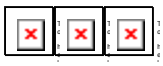
More details can be found here:

https://www.adur-worthing.gov.uk/planning-policy/joint-aw/planning-and-climate-change-position-statement/

I shall be grateful if you would investigate what energy efficiency measures can be provided.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS



On Tue, 4 Jan 2022 at 15:41, Nigel Locke <nigeljlocke@gmail.com> wrote:

> Hi Peter,
>
> Happy New Year to you.
>
> Please see below the architect's comments regarding the block plan showing the extensions.
>
> *"The rear extensions to 212 and 210 etc are already shown on the block/location plans. its is a latest os map and i've checked on site/ google earth etc."*
>
> I will get back to you as soon as I have the information on surface water drainage.
>
> Kind regards,
>
> Nigel
>
> Nigel Locke Planning Consultant

M: 07770 375240

E: nigeljlocke@gmail.com

W: www.nigellockeplanningconsultant.weebly.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Date: Thursday, 23 December 2021 at 16:00
To: Nigel Locke <nigeljlocke@gmail.com>
Subject: Re: AWDM/2056/21 - 212 Manor Hall Road, Southwick

Sorry Nigel, one more request. The plans do not show the rear extensions at 212 and 210 Manor Hall Road. These are important to enable me to assess the garden space remaining for the host property so could I please have an accurate block plan with those extensions included.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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On Thu, 23 Dec 2021 at 15:45, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Nigel
>
> I've just noticed that our Drainage Engineer has made the following comments:

Surface water drainage- the application form indicates that it is proposed to discharge surface water to sewer. The use of infiltration on site must be fully investigated. The hierarchy for sustainable drainage must be followed. We would like to see details of the proposals for surface water drainage prior to determination of the application

Would you therefore please provide details of surface water drainage?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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On Wed, 22 Dec 2021 at 10:42, Nigel Locke <nigeljlocke@gmail.com> wrote:

> Hi Peter,
>
> There is no plan of 212.
>
> Kind regards,
>
> Nigel
>
> On Mon, 20 Dec 2021, 15:20 Peter Barnett, <peter.barnett@adur-worthing.gov.uk> wrote:
>
> > Thanks Nigel. Is there a floor plan of 212 that can be forwarded please?
> >
> > **Peter Barnett**
> > Principal Planning Officer, Adur & Worthing Councils
> > Phone: 01903 221310
> > Email: peter.barnett@adur-worthing.gov.uk
> > Website: http://www.adur-worthing.gov.uk
> > Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS
> >
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On Mon, 20 Dec 2021 at 10:43, Nigel Locke <nigeljlocke@gmail.com> wrote:

> Hi Peter,
>
> I attach revised plan and set out below the applicant's response to the windows at No. 212.
>
> *"The windows on that side of the house downstairs from front to back are first a hallway window second a cupboard window next a kitchen window and the last ground floor window to the extension. We have access from the from the front through a door the kitchen has a door on this elevation and the extension has access from the garden through bifold doors. Upstairs window on this elevation for the hallway."*
>
> Kind regards,
>
> Nigel
>
> Nigel Locke Planning Consultant
>
> M: 07770 375240
>
> E: nigeljlocke@gmail.com
>
> W: www.nigellockeplanningconsultant.weebly.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Date: Wednesday, 15 December 2021 at 10:54
To: Nigel Locke <nigeljlocke@gmail.com>
Subject: AWDM/2056/21 - 212 Manor Hall Road, Southwick

Dear Nigel

I have assessed the above planning application and consider that a new dwelling may be possible here. However, as it stands, it does not comply with the national space standards for a 3 bed 5 person house (93m2 required, 79m2 proposed).

The house floor area would meet the requirement for a 2 bed 4 person house and you are advised to amend the plans to show this.

I also consider that it would look better and be more in keeping with the general roofscape if it were to have a fully hipped roof.

You are advised that, owing to the proximity to the industrial estate, a noise protection scheme will be required but this can be reserved by condition.

I have a slight concern at the impact on the windows at the side of 212 and would like more information on what rooms these windows serve and whether they have other openings at the front or rear.

I look forward to hearing from you.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

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