

From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 27 October 2025 15:24:22 UTC+00:00
To: "Saskia Lower" <slower@eceplanning.com>
Subject: Re: 19 Francombe Road Groundwater Monitoring

Dear Saskia,

Our drainage consultant has agreed that due to the type and size of development a 3-month winter monitoring period, commencing as soon as possible, would be sufficient in this instance.

Kind regards,

Rebekah Hincke

Senior Planning Officer, Planning & Development

01903 221313

Adur & Worthing Councils

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

www.adur-worthing.gov.uk



On Thu, 23 Oct 2025 at 12:58, Saskia Lower <slower@eceplanning.com> wrote:

Dear Rebekah,

The applicant has asked me to bring to light some information that may be applicable in expediting the discharge of the drainage conditions

I have attached a copy of Worthing & Adur's document titled: 'Supplementary Requirements for Surface Water Drainage Proposals'. The document can also be found here:

https://www.westsussex.gov.uk/media/12230/ws_llfa_policy_for_management_of_surface_water.Pdf

The applicant is very keen to get going as quickly as possible with development and has a building company on standby (it has been a challenge to find a company with the correct experience of carrying out the specialist basement work).

The need for six months of groundwater monitoring over the entire winter period is a real cause of concern for a small business such as the applicant. With this in mind, the attached document appears to provide planners with the power to agree a shorter monitoring period for smaller developments such as this (fewer than ten units).

Specifically, it states:

“ The extent of monitoring required for smaller developments will be subject to agreement with our engineers but will need to capture likely peak groundwater levels during the winter period. This is likely to be during January or February...”

Our applicant’s drainage engineers and consultants have captured satisfactory levels which meet this requirement, where the testing spanned January and February (ideal conditions). We also provided additional readings from November.

We do appreciate the reference to residential developments in the mention of fewer than ten units. However, the sentiment appears to prevent overburdening applicants of smaller developments such as this with onerous, very costly and time-consuming testing.

Please could you consider our client’s reasonable request for the authority to accept the results that has already been reviewed and accepted by WSP and the council?

I would be grateful if you could let me know as soon as is possible so that the applicant can better prepare for commencing the development? We will be submitting necessary documentation for discharging of all other pre-commencement and occupation conditions in the coming days.

I look forward to hearing from you.

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>

Sent: 15 October 2025 14:01

To: Saskia Lower <slower@eceplanning.com>

Subject: Re: 19 Francombe Road Groundwater Monitoring

Dear Saskia,

I'm sorry for the delay in responding. I have asked for our Drainage Consultant's view on this. I'll update you when I have their response.

Kind regards,

Rebekah Hincke

Senior Planning Officer, Planning & Development

01903 221313

Adur & Worthing Councils

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

www.adur-worthing.gov.uk



On Fri, 10 Oct 2025 at 12:27, Saskia Lower <slower@eceplanning.com> wrote:

Hi Rebekah,

I wondered if you had a chance to review the below?

Kind Regards,

Saskia Lower
Senior Planner, AssocRTPI

T 01903 248777

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ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent, Worthing, West Sussex, BN11 1QR.

From: Saskia Lower
Sent: 23 September 2025 16:56
To: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Cc: Huw James <hjames@eceplanning.com>
Subject: FW: 19 Francombe Road Groundwater Monitoring

Afternoon Rebekah,

I hope you are well.

We are in the process of working through the commencement conditions for the site (references **AWDM/1522/24** / **AWDM/1567/24** and would be grateful for your guidance on the groundwater monitoring requirements.

Our consultant's proposal sets out monitoring over the full winter period, with six monthly visits from October through to March. Before instructing this work, could you please confirm whether the Council are satisfied with this approach?

In addition, given that monitoring was undertaken last winter (with results recorded in both November and January/February), we wondered whether the Council may be open to accepting a shorter monitoring period this time around – perhaps three to four months

rather than the full October–March duration. We believe this would still provide a robust dataset, whilst avoiding unnecessary duplication.

Attached are all the responses received on both applications for your review.

Your advice on this would be greatly appreciated and will help us move the condition forward without delay.

I would also be grateful if you could forward this to the drainage engineers for their input.

Kind Regards

Saskia Lower AssocRTPI
Senior Planner

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