From: Peter Barnett <peter.barnett@adur-worthing.gov.uk> on behalf of Peter Barnett
Sent: 04 November 2020 10:06
To: Peter Barnett
Subject: P1738 - Dry Dock - Drainage
Attachments: image004.png; image001.jpg; image002.jpg; image003.jpg

Flag Status: Flagged

---------- Forwarded message ---------
From: **Laura Gibbons** <laura.gibbons@adur-worthing.gov.uk>
Date: Wed, 4 Nov 2020 at 09:36
Subject: Re: FW: P1738 - Dry Dock - Drainage
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

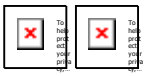
Technically as they are not discharging to a tidal body they must provide attenuation within their red line boundary. There are also no drawings showing the paving makeup, outfall location, etc. The detail submitted to date is insufficient to evidence that flood risk will not be increased by proposals, and that adequate water treatment will be provided. Therefore please apply our standard drainage condition.

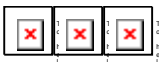
"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types 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."

and the accompanying informative:
"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





---------- Forwarded message ---------
From: **Neil Jaques** <NJaques@motion.co.uk>
Date: Fri, 23 Oct 2020 at 16:24
Subject: RE: FW: P1738 - Dry Dock - Drainage
To: laura.gibbons@adur-worthing.gov.uk <laura.gibbons@adur-worthing.gov.uk>
Cc: Sam Sykes <ssykes@eceplanning.com>, peter.barnett@adur-worthing.gov.uk <peter.barnett@adur-worthing.gov.uk>

Hi Laura,

Sam is currently on leave and therefore he has asked me to contact you to discuss the above site.

I can confirm that canal is not tidally influenced, as it is located behind the lock gates. However, the water levels within the canal are maintained at a level up to 3.7mAOD and the water level within the canal normally drops by 300mm during normal shipping operations in any 12 hour period. To maintain the water level within the canal, the Port Authority has to pump sea water into the canal almost constantly. Therefore, on this basis the water is needed in the canal to help maintain water levels and reduce the amount of pumping that is needed to maintain the water levels in the canal. In effect the water is still being attenuated, but within the canal itself before it is let out into the tidal estuary.

The Port Authority has confirmed that in the unlikely event that the water levels rose by too much in the canal they would open the gates and let water out. If the gates were not opened water would then overtop the gates and the water would then drain into the tidal estuary and out to sea.

As shown on the Lady Bee drawings, the outfall into the canal is set at 3.8mAOD, which is above the maximum water level maintained within the canal, therefore it would not be surcharged.

With respect to the existing building it is only the above ground structure that is being removed and re-built, because it is unfortunately not fit for conversion. The existing concrete slab and foundations will remain and it is proposed to connect the drainage into the existing connections, so it is not a complete re-build.

With regard to SuDS this is being provided in the parking area in the form of permeable paving, which will help improve the water quality prior to the water discharging into the canal. The outfall level into the canal is at 3.8mAOD.

I hope this helps explain the reasons for the proposed strategy and why we are not currently proposing to attenuate the flows.

If you have any queries I would be happy to discuss this over the phone.

Kind regards

Neil Jaques | Technical Director

motion | 84 North Street, Guildford, GU1 4AU

t 01483 531300 | m 07557 304223 | e njaques@motion.co.uk | w www.motion.co.uk

LinkedIn | Twitter

From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk>
Sent: 21 October 2020 16:52
To: Sam Sykes <ssykes@eceplanning.com>
Cc: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Subject: Re: FW: P1738 - Dry Dock - Drainage

Hi Sam,

If the canal is not tidally influenced then you should be restricting discharge to either greenfield runoff rates or achieving a betterment of 50%. Will the invert level of the point of discharge to the canal be above the peak water level in the canal? If not the impacts of surcharging of the outfall need to be considered. We

are seeing more and more sites that are suffering from surface water flooding due to tidal or water locking of their outfalls, and this problem will only increase going forwards.

For full details of the information we require to avoid pre-commencement conditions or discharge our standard conditions please refer to our checklist which is available here: https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms

If you have contaminated land on site you won't have to do infiltration testing. And if you are only going to use permeable paving we could probably relax our requirement for groundwater monitoring (as a compromise solely on this site). Typically permeable paving design is adequate to resist any flotation effects.

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, 21 Oct 2020 at 15:50, Sam Sykes <ssykes@eceplanning.com> wrote:

> Hi Peter, Laura,
>
> Just to clarify – the canal isn't a tidal body of water. It is maintained by the SPA- the Southwick lock gates are to the south-west, which control the water level (just higher than the highest high tide at 3.7m AOD) as set out below. The canal isn't tidally influenced.
>
> What further evidence on this matter do you need? This was accepted previously for the Lady Bee application.

In addition – whilst the development is technically new the design was for a conversion (which we now know won't work). For all intents and purposes, the building has the same footprint and roofspace as existing. The difference between the site now and post construction would be a betterment in terms of the permeable asphalt and discharge to the canal.

In terms of details of the surface water connection are you after a plan or something else? I attach what was submitted for Lady Bee as part of DoC on that application. Is it this level of detail?

Kind Regards,

Sam Sykes MRTPI
Associate Planner

ECE Planning

ECE Planning have been busy at a recent socially distanced site visit at Bayside in Worthing. Read more here.

Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.
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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 21 October 2020 13:09
To: Sam Sykes <ssykes@eceplanning.com>
Subject: Fwd: P1738 - Dry Dock - Drainage

Sam

Please see Laura's response below, re. drainage requirements.

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

---------- Forwarded message ---------
From: **Laura Gibbons** <laura.gibbons@adur-worthing.gov.uk>
Date: Wed, 21 Oct 2020 at 12:32
Subject: Re: P1738 - Dry Dock - Drainage
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

The applicant did not address my original comments regarding permeable paving and where this was to discharge water to. The alteration in proposals to reconstructing the building does alter my stance slightly as now it is clear that we should also look at how the replacement building will be drained.

As made clear in the Adur local plan all development should use SuDS. If the applicant can evidence that they can discharge to a tidal body without the outlet being surcharged at high tide then they can discharge water unattenuated. However, if discharge is to any other location then we should be looking for improvement. Evidence should be submitted that the development will not increase the risk if flooding over its lifetime. I.e. if discharge is to a tidal body then they will have to consider sea level rise.

The principals of the lady bee drainage are similar to the above, but they are just principles. We require details.

I therefore wish the pre commencement condition to be applied. Hopefully discharge of this condition will be relatively simple on this application as even if they do need to provide storage the permeable paving may provide sufficient volume. Happy for the applicant/applicants engineer to contact me directly if they have any questions.

Kind regards,

---------- Forwarded message ---------
From: **Sam Sykes** <ssykes@eceplanning.com>
Date: Mon, 19 Oct 2020 at 15:50
Subject: P1738 - Dry Dock - Drainage
To: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk>, Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Laura, Peter,

I have just reviewed the attached consultee response and I thought it might save time if I emailed you both on this.

Laura, are you able to let me know what the difference is between the two forms of development from a drainage point of view and why there now appears a more onerous requirement? We are working on the basis that the scheme will connect with the Lady Bee drainage network following the same principles of that development (i.e. permeable asphalt and draining to the canal). In terms of the 'new' building, this hasn't changed since our initial submission – we were hoping that the above ground structure could be retained however that appears to be unlikely and so the whilst it is a new development the footprint (and roof space) remains the same size as existing. I'm not sure how this is any different.

In any instance, the canal lock water levels are maintained by the SPA - the Southwick lock gates are to the south-west, which control the water level of the river (just higher than the highest high tide at 3.7m AOD). The principles for the Lady Bee site are applicable here – see attached.

We trust this is acceptable however should you require any further information please contact me.

Kind Regards,

Sam Sykes MRTPI
Associate Planner

ECE Planning

ECE Planning have been busy at a recent socially distanced site visit at Bayside in Worthing. Read more here.

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