From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 03 November 2021 13:09
To: Peter Barnett
Subject: Re: FW: FW: Consultee Comments for Planning Application AWDM/1547/21

Flag Status: Flagged

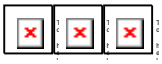
Hi Peter,

This is okay now. I recommend discharge of condition 8, please ensure the following are listed in any approval:

- 8560/D1 Rev B Site Plan Showing Below Ground Drainage & External Works
- 8560/D2 Drainage Details 1
- 8560/D3 Drainage Details 2

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 Thu, 21 Oct 2021 at 16:12, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Laura
>
> Is this 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
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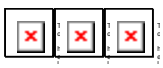
> 
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> ---------- Forwarded message ---------
> From: **Toby Richardson** <toby@drltd.co.uk>
> Date: Thu, 21 Oct 2021 at 14:28
> Subject: FW: FW: Consultee Comments for Planning Application AWDM/1547/21

To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Cc: Paul Bristow (PaulB@smssouthern.co.uk) <PaulB@smssouthern.co.uk>

Good afternoon Peter – Please see attached updated information as requested.

Also please see Engineer's comments in red below.

Kind regards,

Toby Richardson RIBA

Director

Deacon + Richardson Architects Ltd

253 Ditchling Road

Brighton BN1 6JD

T: 01273 888080

www.drltd.co.uk

@DR_Architects

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Please note that due to the ongoing Coronavirus situation we are currently operating remotely outside of our office.

Our email and IT systems remain fully operational. Telephone calls are being diverted to the management team.

We apologise for any delay experienced as a consequence of this.

From: Ian Reeve <ian@ingsengineering.co.uk>
Sent: 21 October 2021 13:36
To: Toby Richardson <toby@drltd.co.uk>
Cc: 'Paul Bristow (PaulB@smssouthern.co.uk)' <PaulB@smssouthern.co.uk>
Subject: RE: FW: Consultee Comments for Planning Application AWDM/1547/21

Hi Toby

Please find attached updated soakaway calcs showing the 1in30 year & 1in10 year events + updated drainage layout.

Also please see my comment below in red.

Regards

Ian Reeve

BEng (Hons) CEng MIStructE

ie structural engineers

spithurst hub spithurst road barcombe east sussex BN8 5EE

t: 01273 470 066 m: 07977 157 395 e: ian@ingsengineering.co.uk

The Institution of StructuralEngineers Chartered Member

From: Toby Richardson <toby@drltd.co.uk>
Sent: 14 October 2021 09:21
To: Ian Reeve <ian@ingsengineering.co.uk>
Cc: 'Paul Bristow (PaulB@smssouthern.co.uk)' <PaulB@smssouthern.co.uk>
Subject: FW: FW: Consultee Comments for Planning Application AWDM/1547/21

Morning Ian – The Adur D.C Engineer has asked for some further minor amendments on Sandown Road (see below).

Thanks

Kind regards,

Toby Richardson RIBA

Director + Architect

Deacon + Richardson Architects Ltd

253 Ditchling Road

Brighton BN1 6JD

T: 01273 888080

www.drltd.co.uk

@DR_Architects

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 14 October 2021 09:09
To: Toby Richardson <toby@drltd.co.uk>
Subject: Fwd: FW: Consultee Comments for Planning Application AWDM/1547/21

Hi Toby

Sorry, but our Engineer has requested some additional drainage information (see below).

Please could you provide this as soon as possible?

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: **Laura Gibbons** <laura.gibbons@adur-worthing.gov.uk>
Date: Thu, 14 Oct 2021 at 08:35
Subject: Re: FW: Consultee Comments for Planning Application AWDM/1547/21
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

I have the following comments:

1. Top of crate and bottom of crate levels given result in a crate depth of 1m, yet 0.8m is specified on plan. Please ensure consistency. Apologies, levels updated.
2. The soakaway has been increased in size, however this has resulted in the edge of the soakaway being very close to the property boundary. Please reconfigure to ensure 2.5m easement between soakaway and property boundary. We have re-configured the arrangement, however due to the site constrictions and the requirement for the tank to store the 1in100 year storm event, we can only achieve 2.2m on one side and 2.5m on the other.
3. Half drain time for the 100 year plus 40% cc event exceeds 24 hours Yes however, I thought the requirement of the 100 year storm was that flooding didn't occur above ground in excess of the 1in30 year event, and I'm not sure of the likelihood of another 1in100 year storm immediately after the first should be considered? The calculations satisfy the 1in10 year storm for half drain which is the BRE365 requirement, please supply results for the 1 in 30 year +cc event and 1 in 10 year +cc event so it can be examined if half drain time requirements are met for smaller events. Also please note that the half empty for the 1in30 year storm is taken from the max depth of 0.522m, therefore there is an additional 0.278m of freeboard above to allow for the not quite making the half drain time for the 1in30 year event. I trust that this is all to your satisfaction.

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

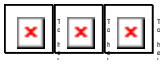
On Mon, 4 Oct 2021 at 09:40, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Laura

Please see the response below and let me know if this condition can now be discharged.

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: **Toby Richardson** <toby@drltd.co.uk>
Date: Fri, 1 Oct 2021 at 17:01
Subject: FW: Consultee Comments for Planning Application AWDM/1547/21
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Good afternoon Peter – I hope you are well.

Please see attached and below, response from the Engineer on 12 Sandown Road.

Kind regards,

Toby Richardson RIBA

Director + Architect

Deacon + Richardson Architects Ltd

253 Ditchling Road

Brighton BN1 6JD

T: 01273 888080

www.drltd.co.uk

@DR_Architects

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From: Ian Reeve <ian@ingsengineering.co.uk>
Sent: 29 September 2021 11:50
To: Toby Richardson <toby@drltd.co.uk>
Cc: Paul Bristow <PaulB@smssouthern.co.uk>
Subject: RE: Consultee Comments for Planning Application AWDM/1547/21

Dear Toby

Please find attached amended soakaway to suit Laura Gibbons comments.

See my notes below in red on Laura's notes.

Regards

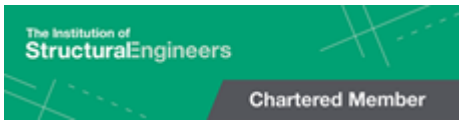
Ian Reeve

BEng (Hons) CEng MIStructE

ie structural engineers

spithurst hub spithurst road barcombe east sussex BN8 5EE

t: 01273 470 066 m: 07977 157 395 e: ian@ingsengineering.co.uk



From: Toby Richardson <toby@drltd.co.uk>
Sent: 07 September 2021 10:58
To: Ian Reeve <ian@ingsengineering.co.uk>
Subject: FW: Consultee Comments for Planning Application AWDM/1547/21

Hi Ian – We have had some queries from the engineer at Adur D.C on the drainage etc at 12 Sandown Road.

Could you please provide comment / amend drawings as appropriate.

Cheers

Kind regards,

Toby Richardson RIBA

Director + Architect

Deacon + Richardson Architects Ltd

253 Ditchling Road

Brighton BN1 6JD

T: 01273 888080

www.drltd.co.uk

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 07 September 2021 10:54
To: Toby Richardson <toby@drltd.co.uk>
Subject: Fwd: Consultee Comments for Planning Application AWDM/1547/21

Dear Toby

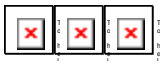
Please see the comments of our Drainage Engineer below. I shall be grateful if you would provide the requested information as soon as possible.

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: <planning@adur-worthing.gov.uk>
Date: Mon, 23 Aug 2021 at 11:39
Subject: Consultee Comments for Planning Application AWDM/1547/21
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 23/08/2021 11:37 AM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/1547/21
Address:	12 Sandown Road Southwick Brighton West Sussex BN42 4HB
Proposal:	Approval of Details Reserved by Conditions: Cond 3 Material Details ; Cond 5 Details of Cycle Parking; Cond 7 Construction Method Statement; Cond 8 Drainage Details ; and Condition 12 Details of Screening and Decking of Application AWDM/1336/20.
Case Officer:	Peter Barnett

Click for further information

Comments Details

Comments:	Dear Peter, Thank you for the opportunity to comment upon this application. We have the following comments regarding condition 8: 1. Please label invert and cover level of the proposed soakaway on plan. Top of crate & bottom of crate level added to the drawing 2. Groundwater monitoring indicates that groundwater reached 1.6m depth. Ground water monitoring was undertaken in WS03 where the ground level is 8.38m, which leads to a ground water level of 6.78m The invert level of the soakaway will be very close to this level, if not below this. The invert level of the soakaway is at 7.1m which is 0.3m above the ground water maximum level noted in testing. 3. Infiltration testing was not repeated three times, please apply a factor of safety of 4 to calculations. Noted FOS of 4 has been added to the calcs. 4. Infiltration testing was completed at 1m depth, but the soakaway is proposed deeper than this. Ground investigation logs indicate that the strata does change below this depth. The soakaway invert should be closer to the depth of infiltration testing, i.e. the soakaway should be shallower. Bottom of TP01 is at level 7.78m., which is the level of the change of stratum. If you extrapolate between the level in WC03 & WS04 to the TP01 location, the level of the SAND layer is at 7.71, which is for all intents and purposes the same level at the bottom of TP01, therefore the filtration rates should take this into account. Proposed soakaway invert is 7.10m, which is approx. 0.6m into the SAND. 5. Drainage should be designed for the 1 in 100 year plus 40% climate change event, please can the applicant supply calculations for this design event. Design has been updated to the 1 in 100 year plus 40% climate change event. The applicant should review and complete our surface water drainage

checklist to ensure that all required information is supplied. The checklist can be found here: https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms.
Please re-consult us once further information has been provided.

Kind regards,

Laura Gibbons

Kind regards

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