Development Management

MEMORANDUM

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/1726/16
Please ask for:	Peter Barnett
Direct Line:	01903 221310
Date:	22nd November 2016

Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road

Burton Hall Sandown Road Southwick Brighton

The above planning application was received on 16th November 2016. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.
http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

Adur & Worthing councils

Development Management

MEMORANDUM

To: Peter Barnett Application Number: AWDM/1726/16

Proposal: Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road
Location: Burton Hall Sandown Road Southwick Brighton

Observations:

Peter,

Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding. We have not been invited to comment on previous versions of applications for this site.

There is no indication of how surface water is to be dealt with on the site, but if I can impose conditions then:-

The surface water drainage from the roof of the Scout hut should be connected to the public sewer. The parking and cycle store areas should be drained via permeable paving – subject to satisfactory site infiltration results.

The new build house should be served by soakaways paving – subject to satisfactory site infiltration results.

Therefore in this instance, if appropriate,the only comments we wish to make at this time relates to the disposal of the surface water.

In the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for these two new builds be granted they be conditional such that *'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'*

Soakage tests in accordance with DG 365 (2016) would be required to be undertaken on the proposed site to provide the data to ascertain the size of soakaways required for the impermeable areas.

Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy.

Regards
Ken Argent

Adur & Worthing councils

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