From: planning@adur-worthing.gov.uk
Sent: 23 May 2022 11:14
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0611/22

Flag Status: Flagged

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 23/05/2022 11:14 AM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/0611/22
Address:	1A Mill Hill Shoreham-by-sea West Sussex BN43 5TG
Proposal:	Remodelling of existing house, including partial demolition and removal of pitched roofs, to form a part three storey flat roofed dwelling with roof terraces. Includes new lower ground floor, single storey extension to front, extension to garage, part demolition and new 2 storey extension to north side, excavation of front drive and garden. Timber boarding and render to elevations.
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 on flood risk and surface water drainage.

Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objection on flood risk grounds. The application is adjacent to a surface water flow path.

Surface water drainage- the application includes an increase in impermeable area. The application is within an area not served by public surface water sewers, and is within a source protection zone. It is important that surface water drainage is appropriately designed to not increase flood risk and to ensure discharge does not pollute groundwater. We would request that the following condition is applied to ensure the development is adequately drained and does not increase flood risk elsewhere:
“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 45% 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

Kind regards