From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 07 January 2025 16:15:04 UTC+00:00
To: "Viki Beer" <viki.beer@adur-worthing.gov.uk>; "Dawn Ayres" <dawn.anthony-unsted@adur-worthing.gov.uk>
Subject: Fwd: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex
Attachments: 2965E X01.pdf

Hi Both,

Happy New Year!

Viki - In addition to the CMP details, here's another plan (proposed cycle store) on this one for processing please.

Dawn - when done can you reconsult WSCC Highways please.

Thanks

Rebekah

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





---------- Forwarded message ---------
From: **Zalman Hanovitch - EA Town Planning** <zalman@eatownplanning.co.uk>
Date: Tue, 17 Dec 2024 at 11:55
Subject: RE: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex
To: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Cc: Anthony Adler <Anthony@eatownplanning.co.uk>, Josh Myers <josh@eatownplanning.co.uk>

Dear Rebekah,

Further to your email below, received on the 12th of December, please find attached a large scale plan (1:100) of the proposed bicycle storage room at 31-35 Montague Street.

The updated plan includes a bicycle parking area for specialised cargo bikes and a work station area. The bicycle storage area should include sufficient bicycle parking space for up to 27 Bicycles. The 'toaster' bicycle racks will be screwed into the floor of the bicycle storage room.

We trust this will be sufficient for your purposes.

Kind Regards

Zalman Hanovitch MSc

Town Planning Consultant

EA Town Planning Ltd

T: 0330 221 0449 M: 07955747752 E: zalman@eatownplanning.co.uk W: eatownplanning.co.uk

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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 12 December 2024 13:11
To: Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk>
Cc: Anthony Adler <Anthony@eatownplanning.co.uk>; Josh Myers <josh@eatownplanning.co.uk>
Subject: Re: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex

Dear Zalman,

Thank you for your email and those updated details.

In the meantime I have had a reply from the Highway Authority officer on the cycle storage to say that he wouldn't object in this instance to the use of racks instead of Sheffield stands on the basis that the racks will provide greater provision and workstation/specialist bike provision. If you can therefore provide a detailed plan to demonstrate this please, and I can then arrange re-consultation with the Highway Authority on this and the CMP together.

Kind regards,

Rebekah Hincke
Senior Planning Officer, Planning & Development
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On Thu, 12 Dec 2024 at 12:39, Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk> wrote:

Dear Rebekah,

Please find the updated CMP, Updated Site Plan to accompany the CMP and Swept Path drawings as requested. The CMP has been amended to address the comments of the Highways Officer in respect of the original CMP.

We have provided Swept Path Drawings for the following vehicles. This includes:

- Skip Loader
- Drop side or Luton LGV
- Transit Type Van
- Drop side HGV

Please also find attached responses to the queries raised by the Highways Officer on the attached Word Document for ease of reference.

I trust this is sufficient for your purposes and will allow for this condition to be discharged without further delay.

In the meantime, I can agree to your request for a further 4 week extension of time to allow for the review of this additional information. We look forward to receiving a decision notice for this early in the new year.

Kind Regards

Zalman Hanovitch MSc

Town Planning Consultant

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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 12 December 2024 11:07
To: Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk>
Cc: Anthony Adler <Anthony@eatownplanning.co.uk>; Josh Myers <josh@eatownplanning.co.uk>
Subject: Re: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex

Dear Zalman,

Thank you for your email. We are reconsulting Southern Water with this. Comments from our Drainage Consultant are also still awaited.

On the queries regarding cycle storage sent separately from Josh Myers last week, sorry I wasn't able to respond sooner - I have asked the Highway Authority for an initial view on this before you prepare revisions.

I'll update you on any further comments when received.

Noted on the revised CMP still awaiting information.

The current EOT you indicated was to 20th December so I'd be grateful for your agreement to a further 4 weeks extension of time to allow the above matters to be resolved.

Kind regards,

Rebekah Hincke
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On Mon, 9 Dec 2024 at 11:49, Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk> wrote:

> Dear Rebekah,
>
> Further to our correspondence on this Discharge of Conditions application last week, I have received the following responses from the appointed drainage consultant dealing with this application on behalf of the applicant. Please see their comments below:
>
> **Southern Water Comment:** From reviewing the submitted application, Southern Water can not see the plans have been updated to reflect our conditions from our letter dated the 17th of April 2024. Please see below for the conditions.
>
> **JME Response:** The plans have been updated – A new belowground foul connection is no longer required following survey of existing drainage.

see comparison of drawings submitted:

This was submitted in the planning application submission (march 24):

This was submitted in the discharge of condition submission application– dated August 2024 .

Southern Water Comment: Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main asset in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 6 inch water distribution main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

- No new excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.

- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

JME Response: No new works below ground are proposed. The strategy is to connect the new drainage for the new floor to reuse the existing RWP and SVP that already have connections to the below ground drainage – see mark up below. The RWP we will connect to currently serves the existing roof and the SVP is now redundant but served a previous part of the building on site. We therefore conclude no affect on the nearby water main as no below ground works.

Southern Water Comment: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

JME Response: On the assumption you are referring to the sewer in the passage north of the site (extract from CCTV survey below), we accept that this may be a public sewer that is not shown on the records, as it has some connections from the north which are not within the ownership of the clients landlord/freeholder. Those connections are highlighted yellow below along with the connections that will be reused by my client marked in red/blue.

Southern Water Comment: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

JME Response: The client's contractor will submit a Section 106 application prior to commencements of works – this submission is for discharge of planning condition which has a pre-commencement condition – the informative you mention later in your letter we assume refers to this (see below).

Southern Water Comment: In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Reuse - Infiltration -Watercourse - Storm Sewer - Combined Sewer

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

JME Response: Drainage Hierarchy followed – See section 5.1.2 of the FRA - Suds are included at roof level as this is a rooftop extension only.

Southern Water Comment: Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should: Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

JME Response: No SUDs are to be offered for adoption – the SUDS are only at roof level comprising SUDS planters with rainwater harvesting and flow controls and will be maintained by the client as set out in the FRA (Section 5.1.4) and will be responsibility of the client.

Southern Water Comment: We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

JME Response: We assume that following discharge of Condition 11, this final approval will be agreed via a Section 106 Water Industry application.

I trust the clarifications below are sufficient to clarify the changes which are very minor in drainage terms given the nature of the proposed development.

Please can you forward these respnonses on to the relevant consultees so that we can finalise this matter and discharge this condition.

Whilst writing, please note that I am still awaiting the swept path drawings to accompany the updated CMP. I will forward these on to you once received.

Kind Regards

Zalman Hanovitch MSc

Town Planning Consultant

EA Town Planning Ltd

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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 02 December 2024 18:07
To: Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk>
Cc: Anthony Adler <Anthony@eatownplanning.co.uk>; Josh Myers <josh@eatownplanning.co.uk>
Subject: Re: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex

Dear Zalman,

Thank you for your email.

I have arranged for re-consultation with our drainage consultant in relation to your points below on conditions 5 and 7. In relation to condition 11, we have now received comments from Southern Water which refer to their previous comments made at the time of the

application AWDM/0172/24 dated 17.4.2024 having not been addressed. Please see attached. Are you able to respond to these points please.

In relation to condition 3 (materials and finishes), I note the matching materials with the 14 flat scheme details approved under AWDM/0794/11, and I think that the details provided in the Materials Schedule dated September 2024 can be agreed.

In relation to condition 4 (ventilation and acoustic protection), the Council's Environmental Health Officer has confirmed no objection to the noise mitigation scheme as per the Environmental Noise Assessment report dated 20.8.2024 and so these details can be agreed.

In relation to condition 6 (BNG), I think that the measures and management outlined in the submitted Biodiversity Enhancement Strategy would be acceptable in principle but this is also subject to the outcome of the drainage conditions on use of the SUDs planters before this can be agreed.

I will also arrange for re-consultation with the Highway Authority on the revised CMP and cycle storage details once received.

I also note that in your email of 22.11.2024 you indicated an extension of time to 20.12.2024 and so I will update our records to reflect that date.

Kind regards,

Rebekah Hincke
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On Wed, 27 Nov 2024 at 18:05, Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk> wrote:

Dear Rebekah,

I write in response to your email dated the 7th of November.

I forwarded on the Consultation responses from WSP, who are acting as drainage consultants on behalf of the council in respect of this development.

Please find the responses received from the applicants Drainage Consultants below.

In respect of Condition 5 which relates to the CMP, the drainage consultant has provided additional provisions to be included within the CMP to protect the existing drainage from pollution. This will be included within the updated CMP and forwarded on to you for review once the CMP has been amended and finalised. The provisions he recommended include the following:

Pollution prevention - All building materials containing hazardous materials will need to be appropriately stored to prevent spills. This will require hazardous materials (paints/solvents and any fuels) to be stored in a bunded area, with and construction materials (cement, sand) to be contained and covered (not directly on the roof surface). All waste/excess construction materials to be contained and covered and spill kits should be available and used. Any dust from the use of construction materials should be removed from the gutters and roof surface through regular sweeping especially in advance of heavy rainfall. Drainage should be checked periodically throughout the construction process and any accumulated silt removed.

Surface water runoff - Runoff from the roof will need to be maintained throughout the construction process, especially given that runoff from the neighbouring property runs across the roof where the building will be added. The new box gutter on the southern boundary should be constructed prior to commencement of site works. The existing gutter on the north façade should be retained until the new drainage is complete.

In respect of Condition 7, please find the Drainage Consultant response below: *"We have not included drainage calculations given that the entire site comprises the vertical extension to the roof of an existing building with no increase in impermeable area. This is simply a vertical extension that maintains the existing surface water drainage routes (one outfall (location unchanged) and therefore drained areas and runoff volumes are broadly unchanged. That said, given that SUDS planters with rainwater harvesting are included, we would expect that even if the building drainage was modelled, then there would be a small decrease in time to peak and magnitude of peak at the point of outfall. Given that the impermeable area will not change, and the point of connection is not affected, then we suggest that modelling the above ground drainage is not necessary to demonstrate that there will be no increase in flood risk."*

In respect of your email dated the 14th of November, you commented that you had picked up that Southern Water hadn't been consulted at the outset and you may need to come back to me if anything further is required following receipt of their comments. The Drainage Consultant has advised that correspondence with Southern Water as part of a pre-planning enquiry is included within Appendix E of their report.

I trust this addresses the concerns raised by WSP.

Whilst writing, please be advised that we are currently in the process of updating the CMP to address the concerns raised by the Highways Officer. I will forward this on to you as soon as it has been completed.

I look forward to hearing your responses on the above.

Kind Regards

Zalman Hanovitch MSc

Town Planning Consultant

EA Town Planning Ltd

T: 0330 221 0449 M: 07955747752 E: zalman@eatownplanning.co.uk W: eatownplanning.co.uk

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From: Rebekah Smith <rebekah.hincke@adur-worthing.gov.uk>
Sent: 14 November 2024 19:59
To: Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk>
Cc: Anthony Adler <Anthony@eatownplanning.co.uk>; Josh Myers <josh@eatownplanning.co.uk>
Subject: Re: Application reference: AWDM/1219/24 Discharge of Conditions application at Oceanview Heights 15 Montague Place Worthing West Sussex

Dear Mr Hanovitch,

Thank you for your email and I'm sorry for not responding sooner.

I note that you are working on your responses to the Highway Authority's and drainage consultant's comments and I will await those details. Unfortunately I picked up that Southern Water weren't consulted at the outset so I may need to come back to you again on this if anything further is required following receipt of their comments. I am also seeking further advice on the details provided in relation to condition 5 (BNG) and so, again, I will update you in due course.

I'm aware that the target decision date is next week and so I would be grateful for your agreement to an extension of time to allow for the above matters and re-consultation, and so I would suggest 4 weeks at this stage if you are in agreement.

Kind regards,

Rebekah Hincke
Senior Planning Officer, Planning & Development
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On Wed, 6 Nov 2024 at 12:21, Zalman Hanovitch - EA Town Planning <zalman@eatownplanning.co.uk> wrote:

> Dear Rebekah,
>
> **Application reference: AWDM/1219/24**
>
> **Proposal Description: Approval of Details Reserved by Conditions 3 (Schedule of Materials and Finishes); 4 (Ventilation and Acoustic Protection Measures); 5 (Construction Management Plan); 6 (Biodiversity Net Gain); 7 (Surface Water Drainage Scheme); 10 (Cycle Parking Details) and 11 (Foul and Surface Water Details) of Application AWDM/0172/24.**
>
> **Site Adress: Oceanview Heights 15 Montague Place Worthing West Sussex**
>
> I note that you have been assigned as the Planning Officed dealing with the above mentioned application.

I wish to take this opportunity to introduce myself as the agent acting on behalf of the applicant, and to open direct lines of communication with you.

I have reviewed the application on the council's website and note that there are Consultation responses from WSCC Highways in respect of the Construction Management Plan and the proposed bicycle storage and WSP in respect of the Proposed Drainage Strategy. I have forwarded the comments on to the relevant consultations for review and requested that the CMP be updated to reflect the comments of WSCC Highways. We are also awaiting more detailed plans of the proposed bicycle store.

I will forward the updated reports/documents on to you for review as soon as these have been finalised.

We look forward to engaging with you to bring this application forward to a favourable outcome.

Kind Regards

Zalman Hanovitch MSc

Town Planning Consultant

EA Town Planning Ltd

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