From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 21 May 2021 14:42
To: Peter Barnett
Subject: Re: AWDM/0998/19 Joyful Whippet Drainage Letter Report

Flag Status: Flagged

Hi Peter,

The attached further information does not meet all the requirements for me withdrawing my holding objection. No provisional calculations for the sizing of infiltration systems have been provided to demonstrate that there is sufficient room for surface water drainage.

If you are minded to approve this application please apply the following conditions:

"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."

"Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual."

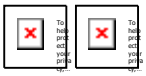
and the accompanying informative:
"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved 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

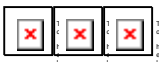
available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

I note that the applicant has completed winter groundwater monitoring results. These should be supplied with a discharge of conditions application. We will also need to see winter infiltration testing completed in accordance with BRE365, thus our standard condition wording is maintained.

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

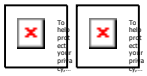


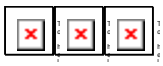


On Fri, 21 May 2021 at 09:02, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Laura
>
> Sorry to push you on this but I need to complete my Committee report today. Are you ok with surface water drainage info now?
>
> 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





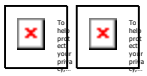
---------- Forwarded message ---------
From: **Peter Barnett** <peter.barnett@adur-worthing.gov.uk>
Date: Mon, 17 May 2021 at 14:55
Subject: AWDM/0998/19 Joyful Whippet Drainage Letter Report
To: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk>

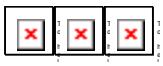
Hi Laura

Have you seen the attached report, sent 14th April? Can you please confirm whether this enables you to remove your holding objection?

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: **urfanmehmood 1** <urfanmehmood1@hotmail.com>
Date: Wed, 14 Apr 2021 at 15:02
Subject: Fw: 3993 - Joyful Whippet Drainage Letter Report
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>, Laura Gibbons <laura.gibbons@adur-worthing.gov.uk>

Hello !

Please find the drainage letter report/results attached

Regards

From: Sam Willis <s.willis@sevenoaksenvironmental.com>
Sent: 14 April 2021 14:39
To: urfanmehmood 1 <urfanmehmood1@hotmail.com>
Cc: Brendan Davis <b.davis@sevenoaksenvironmental.com>; James Young <j.young@sevenoaksenvironmental.com>
Subject: 3993 - Joyful Whippet Drainage Letter Report

Hi Urfan,

Hope you are well.

Please find attached the drainage letter report to provide to the Council's officer. Once we have carried out the deep borehole we will provide you with a separate report for that and the geotechnical testing carried out.

In short, the letter states the works which we carried out including for how we have not identified any groundwater within holes with the exception of our borehole named WS03 which we believe was through the quarried part of the site. This area of the site may require further consideration down the planning process. We hope this satisfies the Council's Officer however, if she has any questions please do let us know.
Kind regards,
Sam

Sam Willis
Senior Geo-Environmental Consultant
Sevenoaks Environmental Consultancy Ltd
145a Hastings Road, Pembury, Tunbridge Wells, Kent, TN2 4JU
Company No: 5330038
VAT No: 851 0723 49

Tel: 01892 822 999
s.willis@sevenoaksenvironmental.com
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