

From: Planning - <planning@adur-worthing.gov.uk>
Sent: 09 July 2026 16:10:29 UTC+01:00
To: "Support Planning" <support.planning@adur-worthing.gov.uk>
Subject: Fwd: [SUSPECTED SPAM] 66a Ladydell Road Infiltration Testing WSP Letter Response
Attachments: AWDM_0909_25 Response Letter 09.07.2026.pdf

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----- Forwarded message -----

From: **AdurWorthing-Planning** <AdurWorthing-Planning@wsp.com>
Date: Thu, 9 Jul 2026 at 15:59
Subject: RE: [SUSPECTED SPAM] 66a Ladydell Road Infiltration Testing WSP Letter Response
To: Jacqueline Fox <jacqueline.fox@adur-worthing.gov.uk>
Cc: Planning - <planning@adur-worthing.gov.uk>

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Good afternoon Jackie,

Thank you for providing this information. Given the nature of the development and that the soakaway has already been installed we are happy that sufficient information has been provided for us to recommend the discharge of the condition. Please see attached our updated response letter.

Many thanks,

Louise Tedridge

Assistant Engineer – Sustainable Water Management

BSc (Hons)

She/her

WSP

Matrix House, Basing View,
Basingstoke, RG21 4DZ,
United Kingdom

wsp.com



From: Jacqueline Fox <jacqueline.fox@adur-worthing.gov.uk>
Sent: 01 July 2026 10:15
To: Tedridge, Louise <Louise.Tedridge@wsp.com>
Subject: Fwd: [SUSPECTED SPAM] 66a Ladydell Road Infiltration Testing WSP Letter Response

Hi Louise

I hope you don't mind me contacting you directly but I have an applicant who is very anxious about the sale of this house and is looking to desperately discharge this condition.

I enclose the email from the consultant that has been employed and attachments and wanted to check that you had received all the latest information and whether there was any way forward or worth a discussion?

Many thanks

Jackie

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From: **David Walker** <david.walker@h2ogeo.co.uk>

Date: Tue, 30 Jun 2026 at 21:08

Subject: [SUSPECTED SPAM] 66a Ladydell Road Infiltration Testing WSP Letter Response

To: jacqueline.fox@adur-worthing.gov.uk <jacqueline.fox@adur-worthing.gov.uk>, darren howorth <beachviewstates@hotmail.co.uk>

Hello Jacqueline,

I hope you are well.

Please could you confirm receipt of this email?

My name is David Walker and I have been contacted by my client, Darren Howorth of Beachview Estates Ltd, who has asked me to respond to the comments made by WSP in their correspondence dated 26 June 2026 (attached: *View Document (4).pdf*).

In their letter, WSP state that the 1% Annual Exceedance Probability (AEP) drainage calculations, including the appropriate climate change allowance, have not been provided.

However, you will see from the email forwarded to you on 15 June 2026 (attached: *Fwd: 66 Ladydell Road Infiltration Test Results*) that two separate reports were submitted:

- BRE365 Soakage Test Report; and
- Drainage Calculations Report demonstrating compliance with the 1% AEP event, including the required climate change allowance.

Could you please confirm whether WSP received both reports?

For completeness, I have also attached the drainage layout drawing provided by the Client (*25-Condition Discharge Plan 11072025.pdf*), which illustrates the drainage features installed on site.

WSP also raise concerns that the final soakage test data point (1.75 m bgl at 900 minutes (15 hours)) was extrapolated. Whilst this is correct, I consider that the extent of testing required to fully satisfy BRE365 in this instance would be disproportionate to the level of risk posed, particularly given that three full tests would each require monitoring over approximately 15 hours.

It is important to recognise that this is a retrospective application. The soakaway has already been constructed and has demonstrated satisfactory performance under actual rainfall conditions, with no evidence of flooding, prolonged ponding or operational failure. Consequently, the purpose of the assessment was to verify the performance of the existing drainage asset rather than determine the suitability of a new infiltration location.

Whilst BRE Digest 365 recommends repeated testing when designing new soakaways, I consider that the demonstrated operational performance of the existing soakaway, together with a controlled infiltration test analysed using BRE365 principles, provides a proportionate and robust basis for confirming that the drainage system is functioning effectively and managing surface water without causing unacceptable flood risk or environmental harm.

The analysis submitted on 15 June 2026 incorporated a number of conservative assumptions and sensitivity checks. For example, using the measured infiltration period of 450 minutes produces an infiltration coefficient (f) of 6.64×10^{-6} m/s. Extending the infiltration period to the extrapolated 900 minutes reduces the coefficient to 3.0×10^{-6} m/s, which remains within the same order of magnitude and still equates to an adequately sized feature to account for Climate Change. These sensitivity checks demonstrate that the conclusions of the assessment are robust and are not materially affected by the extrapolation of the final data point.

I therefore hope you agree that sufficient evidence has been provided to support a proportionate approach to the assessment of an existing soakaway that has already demonstrated satisfactory performance in service.

Should you have any questions, or if any additional information would assist, please do not hesitate to contact me.

Kind regards,

David

David Walker (MSci, FGS, IAH)

Director & Hydrogeologist

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Jacqueline Fox

Senior Planning Officer, Planning & Development

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