From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 17 September 2021 11:47
To: Peter Barnett
Subject: Re: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET

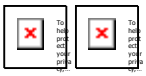
Flag Status: Flagged

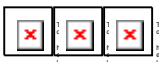
Hi Peter,

Thank you for your email. The soakaway zone appears to extend beyond the hedge line shown, i.e. beyond the proposed property boundary line. This is not acceptable for the following reasons. Drainage should be contained within the boundary of the dwelling and should be kept 2.5m away from property boundaries, this is to try to limit any potential issues with development on adjoining sites (which we won't have control over) if soakaways are located right up to or over boundaries it is likely that they will cause damage (heave for example) to potential future buildings. Soakaways should also not be positioned under fence lines or trees/ hedges as roots and foundations will likely damage the soakaway. It appears that from a drainage perspective that the proposals may be overdevelopment, we wouldn't support surface water having to discharge to the foul sewer due to a lack of space for infiltration.

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

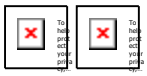


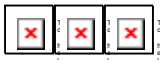


On Wed, 8 Sept 2021 at 10:10, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi Laura
>
> Please see response to your consultation comments below.
>
> 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: **Hannah McLaughlin** <H.McLaughlin@batchellermonkhouse.com>
Date: Fri, 20 Aug 2021 at 09:53
Subject: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Dear Peter Barnett,

I hope you are well.

AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET

I have reviewed the comments raised by Technical Services and the Private Sector Housing Team regarding the above application.

With regards to surface water drainage, please find attached an indicative drainage plan showing the location of a soakaway zone within the proposed site layout. The soakaway infrastructure would be located outside of the 5m buffer from the nearest buildings and 2.5m buffer from the property boundary. We agree to the requested standard pre-commencement condition requiring winter ground water testing and a detailed drainage design.

I have spoken to the architect regarding the comments raised by the Private Sector Housing Team. They have advised me that domestic sprinklers can be used to allow for open plan living within the proposed dwelling and this is a system that is approved by Building Control.

If you require any further information please let me know.

Kind regards,

Hannah

Hannah McLaughlin MRTPI

Senior Planner | Planning

Phone: 01798 877555

Email: h.mclaughlin@batchellermonkhouse.com

Address: New Bartram House, Unit 4-5 Swan Court, Pulborough, West Sussex, RH20 1RL

batchellermonkhouse.com

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