From: Tedridge, Louise <Louise.Tedridge@wsp.com> on behalf of Tedridge, Louise
Sent: 14 December 2023 16:59
To: Peter Barnett
Subject: RE: AWDM/1419/23 New Rd/East St Shoreham

Flag Status: Flagged

Hi Peter,

Apologies in the delay in our response on this one.

Following a review of the updated information, we are happy to approve the application with the following condition attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Furthermore, the hierarchy of preference must be followed, CV values of 1 must be used and discharge from the site must be as close as reasonably practicable to that of greenfield or 1 litre/second.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Councils.

Kind regards,
Louise

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: Wednesday, December 13, 2023 11:16 AM
To: Tedridge, Louise <Louise.Tedridge@wsp.com>
Subject: Fwd: AWDM/1419/23 New Rd/East St Shoreham

Hi Louise

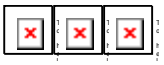
Please can I get an update on this one? The scheme has been amended to remove the 3 new houses at the rear so the scheme is largely a conversion and extension of the existing buildings, including a new unit at the north end of 27 East Street.

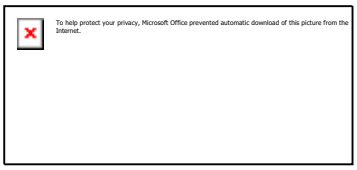
They are very keen to get a planning decision by the end of this week but I note that drainage is still outstanding. Is it possible that this can be dealt with by condition, particularly now the new houses at the rear have been removed?

If you can get back to me today or tomorrow on this, that would be much appreciated.

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
http://www.adur-worthing.gov.uk



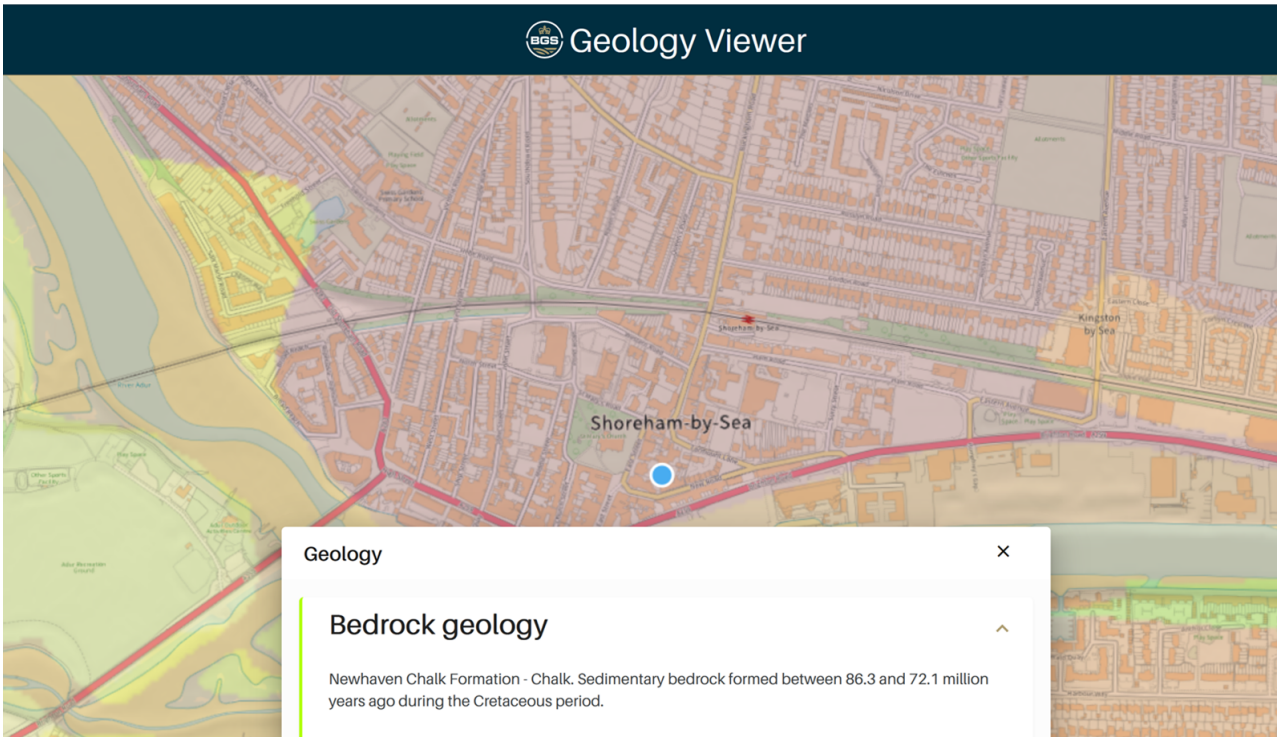


---------- Forwarded message ---------
From: **Mark Gibb** <mark.gibb@swpeast.co.uk>
Date: Thu, 30 Nov 2023 at 13:20
Subject: RE: AWDM/1419/23 Response Letter
To: Tedridge, Louise <Louise.Tedridge@wsp.com>, peter.barnett@adur-worthing.gov.uk <peter.barnett@adur-worthing.gov.uk>
Cc: Guy Mayo <guy@smvdl.co.uk>, Matt@smvdl.co.uk <Matt@smvdl.co.uk>, Outgoing <outgoing@swpeast.co.uk>, Dean Giles <dean.giles@swpeast.co.uk>

E9226 East Street, Shoreham BN43 5ZD

Dear Peter and Louise

Just a further email to ask for the BRE 365 test not to be related to a pre planning decision, as we are not sure there will be any space to facilitate infiltration. The scheme we understand needs to follow the SuDS hierarchy as per the planning framework, and there would be a consideration for the surface water to be discharged by infiltration in that hierarchy. However, the Newhaven Chalk Formation is present as part of the bedrock geology which can be seen by the BGS Online (picture attached below, and site located by blue dot).



We would not be able to use soakage due to the close proximity of existing and proposed foundations, and also site boundaries (Site Plan attached). This is because guidance confirms that with chalk, and due to the sideways movement of water any soakaway structure must be 10m away from any boundaries, or side of existing and proposed foundations if located in chalk. The red circles represent a 10m radius.



With this in mind, could the testing be done in January which would also satisfy winter conditions. Having gone through the space on site we expect that the surface water may be stored, and released by a controlled discharge to an appropriate litre/second to the surrounding sewers. Obviously, the relevant legal agreements would be in place, and we would work closely with you to ensure a drainage strategy that reflects best practice would be in place.

In the meantime, my client will also get a sewer capacity check undertaken.

Regards,

Mark Gibb

Mark Gibb

Operations Director

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