From: planning@adur-worthing.gov.uk
Sent: 21 July 2022 10:19
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0945/22

Flag Status: Flagged

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 21/07/2022 10:19 AM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/0945/22
Address:	Former Nautical Training Corps Riverside Southwick West Sussex
Proposal:	Proposed 11no. commercial units (Use Class E and B8) in a single two-storey building with external stairwells and infilling of part of the canal to provide vehicle access and turning, with associated cycle storage and landscaping. Application to vary condition 1 (approved plans) of previously approved AWDM/1000/21 to amend design and method of construction of proposed building, including reduction in height and footprint, new pedestrian escape route to north, removal of green roof, provision of air source heat pumps and to approve details reserved by condition on the previous permission
Case Officer:	Peter Barnett

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Comments Details

Comments:	Dear Peter, Thank you for re-consulting us. We note that the applicant is now trying to discharge conditions 7 and 8 under this application. We have the following comments. Condition 7 1. Groundwater monitoring has not been completed as required by the condition. Please complete. This is required even for attenuation schemes. 2. Calculations must be supplied to evidence an adequate pipe network and depth of storage in extreme events. These should consider flood levels within the harbour both now and in the future and be run with climate change rainfall events. The following scenarios, or equivalent, should be modelled: a) a 30 year climate change rainfall event combined with a 2121 MHWS tide, to demonstrate no flooding; b) a 100 year climate change rainfall event combined with a 2121 MHWS tide, to

demonstrate flooding on site is safely managed and does not increase flood risk elsewhere; and
c) a 2 year climate change rainfall rainfall event combined with a 2121 200 year tide, to demonstrate flooding on site is safely managed and does not increase flood risk
3. All pipe must be labelled with diameter and fall.
4. Permeable paving must be labelled with finish and formation level
5. Lined permeable paving should not be provided over a public sewer. This will not be acceptable to the sewerage undertaker.
6. All chambers must be labelled with cover and invert level.
7. All rwps must have a silt trap prior to discharge location into permeable sub-base.
8. The invert level of the proposed outfall to the harbour must be labelled. Water level within the harbour must also be labelled. Flood levels in the harbour should be considered.
9. Construction details of the outfall should be provided.
9. A full review of construction detail drawings will be completed once the above points have been addressed. From a preliminary look we note chambers should specify minimum and maximum number of courses of bricks and that sub-base material should be better defined.
We would recommend the applicant reviews and completes our surface water drainage checklist with a revised submission. This checklist can be found here: https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms

Condition 8
A separate maintenance manual should be supplied fully detailing the requirements for maintenance. This document should:
- outline the proposed drainage strategy;
- outline who will complete maintenance and how this will be funded;
0 set out the regular and occasional maintenance, remedial actions and monitoring required for each key drainage component including pipes, gullies and permeable paving.
We would recommend the applicant refers to both the CIRIA SuDS manual and manufacturers requirements to inform this manual.

In summary we do NOT recommend discharge of condition 7 or 8 at this time.

Kind regards,

Laura Gibbons

Kind regards