Adur & Worthing councils

Development Management

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/0121/16
Please ask for:	Peter Barnett
Direct Line:	01903 221310
Date:	8th February 2016

Dear Sir/Madam,

Two storey detached 2 no. bedroom house.

Land West Of 58 Dankton Gardens Sompting West Sussex

The above planning application was received on 5th February 2016. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear. http://planning.adur-worthing.gov.uk/online-applications/

Yours faithfully

Gary Peck
Planning Services Manager

Adur & Worthing councils

Development Management

MEMORANDUM

To: Peter Barnett Application Number: AWDM/0121/16

Proposal: Two storey detached 2 no. bedroom house.

Location: Land West Of 58 Dankton Gardens Sompting West Sussex.

Observations:

Peter,

Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 appears to be unaffected by surface water flooding and has no history of flooding.

The applicant has indicated the intention to use soakaways for the disposal of surface water.

The applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore in this instance the only comments we wish to make at this time relates to the disposal of the surface water.

In the absence of any ground investigation details or detailed drainage details in support of the application although the applicant has indicated his intention to utilize soakaways we request that should approval for this new build be granted it be conditional such that *'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'*

Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy.

Regards
Ken Argent

Adur & Worthing councils

Adur & Worthing Councils, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk