From: Ken Argent
Sent: 19 March 2014 15:57
To: Matthew Porter
Subject: FW: AWDM/0186/14 colepen east street lancing

Mathew
Please see below,
Proposed location of the soakaway is not acceptable, which is what I implied before.

Ken Argent - Engineer BSc, RMaPS| Technical Services, Adur District Council and Worthing Borough Council
Location: The Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.
Internal: 1374 | External: 01903 221374 | E-mail: ken.argent@adur-worthing.gov.uk

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From: Larry Davidson
Sent: 19 March 2014 15:55
To: Ken Argent
Cc: Richard Hasler
Subject: RE: AWDM/0186/14 colepen east street lancing

Ken
The soakaway location shown on plan is too close to the southern boundary external wall of the old Laundry site to the North for a standard rubble fill or stormcrate type soakaway. The previous Laundry site to the North is shortly to be developed as a housing site but development on the boundary wall can not be ruled out. Local ground conditions are likely to be sand at 1m depth. The option of using an engineer designed deep bore type soakaway could be explored/advised based on a soil investigation survey. The back garden appears to be only 6.3m long which makes it impossible to locate a compliant standard soakaway. Earthlight and Uniform do not show any surface water sewers available to connect to. The option of connection to the foul sewer (with Southern water permission) appears to be the only other (but last) viable option. Hopefully an existing connection exists as the foul sewer in the road is 2.7m deep.
Regards
Larry

Larry Davidson
Principal Building Control Surveyor
Adur & Worthing Councils
Building Control Partnership
Portland House, Richmond Road, Worthing, BN11 1LF
Tel: 01903 221337
Email: larry.davidson@adur-worthing.gov.uk

From: Ken Argent
Sent: 19 March 2014 11:37
To: Larry Davidson
Subject: FW: AWDM/0186/14 colepen east street lancing

Larry

Time for you to help me, please?

This hasn't got to you yet but can you take a look at the attached drg Top right roof plan. Would you accept a soakaway at the location shown.

Ken Argent - Engineer BSc, RMaPS| Technical Services, Adur District Council and Worthing Borough Council
Location: The Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.
Internal: 1374 | External: 01903 221374 | E-mail: ken.argent@adur-worthing.gov.uk

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From: Alistair Dodd [mailto:info@adcbrighton.co.uk]
Sent: 19 March 2014 11:16
To: Matthew Porter
Cc: Ken Argent; mail4julian@aol.com
Subject: RE: AWDM/0186/14 colepen east street lancing

Dear Matthew,

Thank you for the email. I have added a soakaway and note to the roof plan, see attached drawing No ADC 626/08D.

My client is hoping to sign and returning the Section 106 Unilateral Planning Obligation form today.

Could you please clarify if the following sections need completing:

1.2 Application No *'AWDM/1186/14'*

1.4 Description of the development *'Erection of pair of semi-detached houses on land to the east of Colpen Cottage (re-submission of AWDM1580/13'*

1.7 Amount (This was previously £2,700 when it was two Four bedroom houses).

Many thanks

Alistair

From: Matthew Porter [mailto:Matthew.Porter@adur-worthing.gov.uk]
Sent: 14 March 2014 14:07
To: 'Alistair Dodd'
Cc: Ken Argent
Subject: FW: AWDM/0186/14 colepen east street lancing

Dear Mr Dodd,

Our engineers are after precise information about the soakaways.

If you submit this now and the details are acceptable, you could avoid a "pre-commencement" condition being imposed.

Yours sincerely,

Matthew Porter - Senior Planning Officer, Development Management |Adur & Worthing Councils
Location: Development Management, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63478 | External: 01903 221355 | E-mail: matthew.porter@adur-worthing.gov.uk

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From: Ken Argent
Sent: 14 March 2014 11:45
To: Matthew Porter
Subject: RE: AWDM/0186/14 colepen east street lancing

Matthew

With regards your comment below I would reiterate what I said before in respect to the previous application AWDM/1580/13.

Which was

I have taken a quick look at this application; I note that the applicant has indicated using soakaways.

Whilst this is preferred option for the disposal of surface water, scaling off the plans and then comparing those dimensions to those obtained from Earthlight, it would appear that there would be insufficient room in the garden to construct a soakaway.

Building Regulations require that soakaways should be located a minimum of 5m away from any buildings including adjacent wall foundations

Can you take this up with the applicant please?

Regards

Ken Argent - Engineer BSc, RMaPS| Technical Services, Adur District Council and Worthing Borough Council
Location: The Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.
Internal: 1374 | External: 01903 221374 | E-mail: ken.argent@adur-worthing.gov.uk

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From: Matthew Porter
Sent: 12 March 2014 13:57
To: 'Alistair Dodd'

Cc: Ken Argent
Subject: AWDM/0186/14 colepen east street lancing

Dear Mr Dodd,

I have forwarded your email to Ken Argent of our engineers, so there is no need to amend the forms yet as Ken Argent may well offer further comment.

Yours sincerely,

Matthew Porter - Senior Planning Officer, Development Management |Adur & Worthing Councils
Location: Development Management, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63478 | External: 01903 221355 | E-mail: matthew.porter@adur-worthing.gov.uk

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From: Alistair Dodd [mailto:info@adcbrighton.co.uk]
Sent: 12 March 2014 13:01
To: Matthew Porter
Subject: RE: colepen east street lancing

Dear Matthew,

Thank you for forwarding those comments.

There will of course be roof water runoff and we do intend to drain surface water to soakaways. It appears that I failed to complete Qu 12 of the application forms and in fact I should have ticked the 'soakaway' box.

Would it be possible to update the application to that extend or would you like me to supply new forms?

Regards

Alistair

From: Matthew Porter [mailto:Matthew.Porter@adur-worthing.gov.uk]
Sent: 10 March 2014 15:01
To: 'Alistair Dodd'
Subject: FW: colepen east street lancing

Dear Mr Dodd,

Please find comments from our engineers.

I await your response, accordingly.

Yours sincerely,

Matthew Porter - Senior Planning Officer, Development Management |Adur & Worthing Councils
Location: Development Management, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63478 | External: 01903 221355 | E-mail: matthew.porter@adur-worthing.gov.uk

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From: Ken Argent
Sent: 10 March 2014 14:44
To: Matthew Porter
Cc: 'Glen Westmore'
Subject: colepen east street lancing

Matthew, please see attached

Glen

Possibly one for your records

Ken Argent - Engineer BSc, RMaPS| Technical Services, Adur District Council and Worthing Borough Council
Location: The Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.
Internal: 1374 | External: 01903 221374 | E-mail: ken.argent@adur-worthing.gov.uk

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