From: Derek Magee <derek.magee@adur-worthing.gov.uk> on behalf of Derek Magee
Sent: 22 February 2023 16:03
To: Peter Barnett
Subject: Re: 44 Brighton Rd, Lancing - AWDM/0077/23

Flag Status: Flagged

Hi Peter
I can confirm that is now acceptable.

Regards
Derek

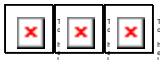
On Fri, 10 Feb 2023 at 08:33, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

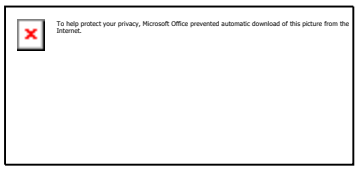
Hi Derek

I've received the attached amended drainage report. Could you please confirm if this is now acceptable?

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: **Linda Turner** <linda@inature.co.uk>
Date: Thu, 9 Feb 2023 at 19:30
Subject: Re: 44 Brighton Rd, Lancing - AWDM/0077/23
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi
Please find attached the amended drainage strategy report, taking into account the comments received.
The contractors' statement will follow on.

Regards
Linda

Linda Turner RIBA

T. 01273 710056
M. 07966 039832

Featured in House and Home, Financial Times Nov 26 2022
Most Innovative Sustainable Architecture & Interior Design Studio 2022

Southern Enterprise Awards 2022

www.inature.co.uk

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On Fri, 3 Feb 2023 at 03:53, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Dear Linda

With reference to the application for approval of details, I have received the following comments:

Condition 3 (drainage):

Our Engineer has stated:

The Surface water Drainage strategy provided by Meridian has provided details and calculations based upon the infiltration rates provided for an adjacent location approx. 87m away from the proposed development. This is okay in principle. We would, however,recommend testing is carried out at the location of the proposed structure prior to providing full drainage details.

Meridian's Strategy also indicates a soakaway zone of 3.5m x 3.5m whilst the calculations and drainage layout proposes a soakaway of 4.5m x 5m . The soakaway zone appears to be very close to the proposed 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.

Condition 9 (CMP):

WSCC Highways have said:

The applicant has submitted a Construction Management Plan (CMP) document. However, no specific details relating to the above-mentioned requirements for Condition 9 have been provided. Can the LPA request the following details from the applicant, and also have them demonstrate the location of said details on a site plan: • The parking of vehicles of site operatives and visitors, • Area for loading/unloading of plant and materials. • Area for storage of plant and materials. • Details of security hoarding. • Location of wheel-washing facilities.

Would you please submit the required details/amendments for both conditions.

Thanks

Peter Barnett
Principal Planning Officer, Planning & Development
01903 221310
Adur & Worthing Councils
Portland House, 44 Richmond Road, Worthing, BN11 1HS
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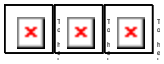

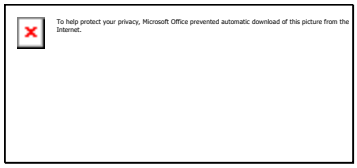

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Derek Magee
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