From: planning@adur-worthing.gov.uk
Sent: 18 October 2021 09:39
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1063/21

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 18/10/2021 9:38 AM from Ms Laura Gibbons (laura.gibbons@adur-worthing.gov.uk) on behalf of Technical Services.

Application Summary

Reference:	AWDM/1063/21
Address:	Garage Site Off Avon Close And West Of 19 Sylvan Road Sompting West Sussex
Proposal:	Demolition of garage blocks and construction of 6no. two storey dwellings with access off Sylvan Road and Avon Close
Case Officer:	Gary Peck

Click for further information

Comments Details

Comments:	Dear Gary, Thank you for re-consulting us. The revised strategy submitted is sufficient to remove our holding objection. We expect infiltration to be utilised to its fullest potential. If you are minded to approve this application please ensure that the surface water drainage strategy and accompanying drawings are NOT listed as approved and that the following conditions are applied: “Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.”

and the accompanying informative:
“Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

Kind regards,

Laura Gibbons

Kind regards