Gmail

Planning - <planning@adur-worthing.gov.uk>

Re: Planning Application Consultation for 44 Brighton Road Lancing West Sussex BN15 8ET

1 message

Derek Magee [redacted] 2 February 2023 at 09:48
To: planning@adur-worthing.gov.uk
Cc: [redacted]

Thank you for the opportunity to comment upon this application.

We have the following comments on flood risk and surface water drainage. Flood risk- The proposed dwelling is within flood zone 1, and the site is not shown to be at risk from surface water flooding. We therefore have no objections on flood risk grounds.

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.

Regards
Derek

On Mon, 23 Jan 2023 at 08:56, <planning@adur-worthing.gov.uk> wrote:
> Please see attached planning consultation

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Derek Magee
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