From: Laura Gibbons <laura.gibbons@adur-worthing.gov.uk> on behalf of Laura Gibbons
Sent: 27 September 2021 15:30
To: Peter Barnett
Subject: Re: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET

Flag Status: Flagged

Hi Peter,

Thanks for sending this through. This is okay in principle. Please do not list this drawing as approved and please apply the following condition to ensure the development is adequately drained:

"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."

and 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
Engineer, Adur & Worthing Councils
Phone: 01903 221374
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

On Mon, 27 Sept 2021 at 09:54, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Laura

Please can I have your comments on the attached revised drainage plan?

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ---------
From: **Hannah McLaughlin** <H.McLaughlin@batchellermonkhouse.com>
Date: Fri, 24 Sept 2021 at 16:12
Subject: RE: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter,

I hope you are well.

RE: AWDM/1394/21 - 44 Brighton Road, Lancing

Further to your email below, please find attached an amended indicative drainage plan which shows that a soakaway can sit comfortably with the garden/lawn area, over 5m away from the proposed dwelling and over 2.5m away from the property boundaries as shown with the red hashed line.

There would be two options for the soakaway design – sized at either 1.7m3 or 5.6m3 – and both would sit comfortably within the area shown on the attached plan.

I trust this is now acceptable but if you require any further information please let me know. A detailed drainage strategy can be provided via a pre-commencement planning condition.

Kind regards,

Hannah

Batcheller Monkhouse

Hannah McLaughlin MRTPI

Senior Planner | Planning

Phone: 01798 877555

Email: h.mclaughlin@batchellermonkhouse.com

Address: New Bartram House, Unit 4-5 Swan Court, Pulborough, West Sussex, RH20 1RL

batchellermonkhouse.com

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 17 September 2021 14:07
To: Hannah McLaughlin <H.McLaughlin@batchellermonkhouse.com>
Subject: Fwd: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET

Dear Hannah

Please see the comments of our Drainage Engineer below. Please can I have your response.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk

Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ---------
From: **Laura Gibbons** <laura.gibbons@adur-worthing.gov.uk>
Date: Fri, 17 Sept 2021 at 11:47
Subject: Re: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Hi Peter,

Thank you for your email. The soakaway zone appears to extend beyond the hedge line shown, i.e. beyond the proposed property 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. It appears that from a drainage perspective that the proposals may be overdevelopment, we wouldn't support surface water having to discharge to the foul sewer due to a lack of space for infiltration.

Kind regards,

Laura Gibbons
Engineer, Adur & Worthing Councils
Phone: 01903 221374
Email: laura.gibbons@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

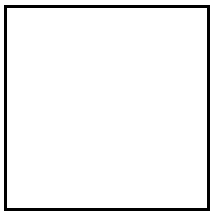
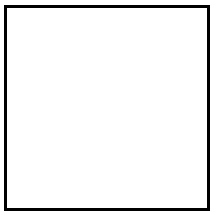
On Wed, 8 Sept 2021 at 10:10, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

Hi Laura

Please see response to your consultation comments below.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

---------- Forwarded message ---------
From: **Hannah McLaughlin** <H.McLaughlin@batchellermonkhouse.com>
Date: Fri, 20 Aug 2021 at 09:53
Subject: AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET
To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Dear Peter Barnett,

I hope you are well.

AWDM/1394/21 - 44 Brighton Road Lancing West Sussex BN15 8ET

I have reviewed the comments raised by Technical Services and the Private Sector Housing Team regarding the above application.

With regards to surface water drainage, please find attached an indicative drainage plan showing the location of a soakaway zone within the proposed site layout. The soakaway infrastructure would be located outside of the 5m buffer from the nearest buildings and 2.5m buffer from the property boundary. We agree to the requested standard pre-commencement condition requiring winter ground water testing and a detailed drainage design.

I have spoken to the architect regarding the comments raised by the Private Sector Housing Team. They have advised me that domestic sprinklers can be used to allow for open plan living within the proposed dwelling and this is a system that is approved by Building Control.

If you require any further information please let me know.

Kind regards,

Hannah

Batcheller Monkhouse

Hannah McLaughlin MRTPI

Senior Planner | Planning

Phone: 01798 877555

Email: h.mclaughlin@batchellermonkhouse.com

Address: New Bartram House, Unit 4-5 Swan Court, Pulborough, West Sussex, RH20 1RL

batchellermonkhouse.com

Read Rural Outlook 2021



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