



Dear Maria,

Thank you for consulting us on this discharge of conditions application. We have the following comments.

Condition 5- surface water drainage

The documents submitted do not accord with the documents submitted to support the planning appeal. Details supplied to discharge this condition must tie in with this, specifically regarding levels and extent of permeable paving to ensure that flood risk is not increased elsewhere.

The discharge of condition application does not appear to acknowledge the requirement for providing flood mitigation and surface water drainage.

Whether the sub-base of the permeable paving is lined or not is dependent upon winter groundwater monitoring. Disappointingly this monitoring was only completed to the south west of the proposed dwellings and not in the area proposed for permeable paving. Given the differences in elevation and sensitivity of the site it is not appropriate to use these results to the north east of the proposed buildings. Therefore it is not possible to determine if the base needs to be lined and if attenuated discharge to watercourse is required.

The duration of monitoring was also exceptionally poor, covering only two weeks. Levels observed indicate that groundwater was found to be very close to surface level, no comment is made upon this in the application and infiltration is proposed.

Infiltration testing results have been provided, it does not appear that three repeat tests were completed and it is not clear when, where and to what depth this testing was completed.

If further more extensive winter groundwater monitoring results and winter infiltration testing information cannot be provided we would recommend refusal of this application to enable; further testing to be completed this winter, and the other points raised to be addressed.

We would strongly advise the applicant to discuss the locations and durations of monitoring with us prior to undertaking works on site to ensure our requirements are met.

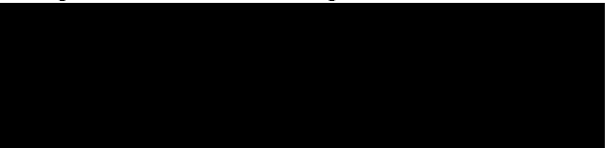
We also note that finish and formation levels must be shown on permeable paving and it must be accurately modelled to include any slope.

Condition 6- discharge of flows to watercourse

As detailed above the information provided is insufficient to demonstrate whether attenuated discharge to watercourse is required. Therefore we do not recommend discharge of this condition at this time.

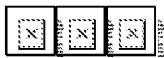
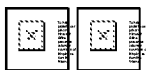
Kind regards,

Laura Gibbons
Engineer, Adur & Worthing Councils



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Adur and Worthing Councils are working in partnership with Arun District Council



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