

Lynnyrd Wolfe

From: Stuart Corbey
Sent: 16 May 2019 09:38
To: Lynnyrd Wolfe
Subject: FW: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL
Attachments: LITTLEHAMPTON Watersmead Business Park - Drainage Strategy Report 14.05.19.pdf; LITTLEHAMPTON Watersmead Business Park - Flood Risk Assessment 14.05.19.pdf

Please see file and action sheet attached.

From: Aarti O'Leary [REDACTED]
Sent: 15 May 2019 09:53
To: Laura Gibbons
Cc: Stuart Corbey; Serena Page
Subject: Worthing Road, Littlehampton - Planning application Ref: LU/59/19/PL

Dear Laura

Further to the consultation responses submitted in respect of the above application, infiltration testing has been undertaken at the application site, and the results have been used to amend the proposed drainage strategy to serve the proposed development.

Accordingly, please find attached revised versions of the Flood Risk Assessment and Drainage Strategy Report, which both now include details of the revised strategy.

In summary, it is now proposed to use soakaways to drain the increased area of hardstanding, which amounts to an area of 789sqm (a modest 3% increase to the existing impermeable area on the site).

We understand from your conversation with the applicant's Drainage Consultant on Monday 13th May 2019, that you would still require winter groundwater monitoring to be undertaken to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved, and would seek for this to be added as a condition on any grant of planning permission for the proposed development.

We wish to discuss the wording of the condition with you to allow for the project timetable to be protected.

We would suggest two linked conditions as follows:

1. Prior to first use of the approved development the surface water drainage system to be installed in accordance with the details contained in "Drainage Strategy Report: Littlehampton, Land at Watermead Business Park" dated 14 May 2019 prepared by Pinnacle Consulting Engineers";
2. Winter groundwater monitoring to be undertaken at the earliest appropriate opportunity following commencement of development to establish highest annual ground water levels and winter Percolation testing to BRE 364, or similar approved. The monitoring results and any necessary amendment to the approved drainage strategy to be submitted to the local planning authority, and the drainage system to be amended, as necessary.

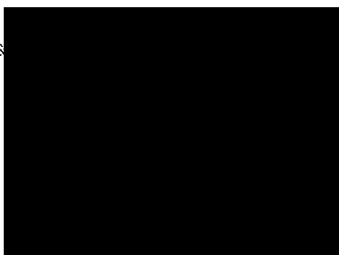
I will call you shortly to discuss the revised strategy and the proposed conditions above, with a view to agreeing a way forward that would allow the application to be determined by its 21st May 2019 target date.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



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