

Charlotte Burrows

From: Simon Power
Sent: 07 February 2008 11:36
To: Planning.Responses
Cc: Brian Holland
Subject: FW: Planning Consultation on: BE/1/08/

TO - PLANNING RESPONSES

Additional Note;

In addition to my comments below, I note that the applicant states on the original application document, that *"the proposal will not increase flood risk elsewhere"*. The site is within a flood risk area, and the proposed development may remove flood storage volume. Are the EA satisfied that this issue has been addressed to their satisfaction.

From: Simon Power
Sent: 07 February 2008 10:44
To: Planning.Responses
Cc: Brian Holland
Subject: RE: Planning Consultation on: BE/1/08/

TO - PLANNING RESPONSES

I refer to the above Outline Planning Application, which has been sent to me for Drainage comments.

My comments are as follows;

foul Water

- Proposals are acceptable in principle, but available sewers may not be adequate. Please consult SWS Ltd, before planning permission is granted.

Surface Water

- Proposals are acceptable in principle, but any planning permission granted must be conditional upon the means of disposal of surface water being demonstrated to the Council's satisfaction prior to development commencing.
- Twelve months of groundwater table monitoring will be required, at several locations within the route of the proposed storage ditch. This data is required to determine the highest annual level of the groundwater table. The groundwater table is known to exist at a shallow depth within the site. It will be necessary to design the base of the proposed storage ditch, above the highest recorded groundwater table, and to include a safe margin between the groundwater table and base of the proposed storage ditch. This is to ensure that the designed storage capacity of the ditch, will not be occupied by a high groundwater table at any time, taking up some of the storage capacity at the time when it most needed.
- The applicant must ensure that the drainage ditch outside of the development site to which the attenuated site flows will be discharged, is maintained and has sufficient capacity to accommodate the flows to a suitable point of outfall.

Simon Power

07/02/2008

Engineers
Ext 37818



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 15 January 2008 17:06
To: Simon Power
Subject: Planning Consultation on: BE/1/08/

To: **Mr Simon Power**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

APPLICATION NO:	BE/1/08/
Registered:	07-JAN-08
Site Address:	Land at Oldlands Farm Shripney Road Bognor Regis
Grid Reference:	494300-101410
Category:	Plan Applicat'n
Description of Works:	Outline application for mixed use employment (Class B1 high quality business park comprising up to 19,500 SQM gross floorspace) and retail (Class A1 grocery store up to 4,459 SQM net sales area) together with parking, new highway & associated servicing, infrastructure & landscaping - This application is a departure from the development plan and is accompanied by an environmental statement

The Council have received the above planning application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 14-FEB-08. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr K Wheway who can be contacted on telephone number 01903 737794.

Thanking you in anticipation

consultee_email

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Planning Case Officer

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