

Siobhan Honney-Bayes

From: Brian Holland
Sent: 05 September 2011 17:42
To: Planning.Responses
Subject: RE: Planning Consultation on: EG/33/11/
 Engineer's Response

There are not adequate details of the soakaway designs provided. It is apparent that the top of the soakaways must be near or at ground level. It will therefore be necessary to take into account the rainfall that also lands on the area of the soakaway itself as this will also be contributing to the input flow into the soakaway. The area of the surface of the soakaway should therefore be added to the impermeable area that is being fed into the soakaway to give a total area for which the soakaway needs to be designed.

Some of the areas feeding into the individual soakaways appears to be in excess of the impermeable area of 75m² used in the design. It is also not clear from drawing no. RBA895/50 Rev P6 which areas drain into which soakaways, particularly at the northern end of the site. In the variable circumstances that exist on this site, designs should be submitted for each individual soakaway and also permeable pavement/driveway areas. It is possible that any excess water at the southern end of the main driveway would flow onto the existing public highway rather than into the overflow soakaway proposed at the higher end of the new road. The permeable pavement may require construction in self contained zones to ensure utilisation of all storage capacity due to the longitudinal gradient of the road. The use of 100% void ratio for the design of the soakaways is also a concern, details of the construction would be required to confirm this.

Also, due to the proximity of the top of the rectangular pit soakaways to the ground level, the garden area in which the soakaways are sited would need to be permanently devoid of any planting and designated as a 'no dig zone' to avoid damage to the soakaway structure and possible reduction in future storage capacity. They would probably require covering with a permeable geotextile to ensure no infiltration of debris. Details of the proposed method of erecting fencing within the soakaway areas are also required to enable consideration of the impact of this on the soakaways function.

Further details of the proposed method of surface water disposal are therefore required for our consideration.

Regards

*Brian Holland
 Engineering Services Manager
 Tel 01903 737815*

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 04 August 2011 13:03
To: Brian Holland
Subject: Planning Consultation on: EG/33/11/

To: Engineering Services Manager

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: EG/33/11/

Registered: 20-JUN-11
Site Address: Greenoaks Barnham Road Barnham PO22 0EB

Grid Reference: 495241 105139

Category: Plan Applicat'n

Description of Works: Proposed redevelopment of land to provide 13 no. new dwellings to include 4 no. 2 bed houses, 6 no. 3 bed houses, 1 no. 4 bed house & 2 no. 5 bed houses. Together with associated access, car parking, landscaping & retention of existing property

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 28-JUL-11. 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 J Baeza who can be contacted on telephone number 01903 737765.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email
