

David Easton

From: Brian Holland
Sent: 15 October 2010 12:24
To: Planning.Responses
Subject: RE: Planning Consultation on: P/103/10/DOC at Sefter Farm

Engineer's Drainage Comments:

There are 2 documents provided to give details of the proposed surface water drainage, Drawing 5806-004C and Report 6362 from HR Wallingford.

The report gives recommendations including permeable pavements for some hardstanding areas and a syphonic drainage system for the building roof. There is nothing to say that these recommendations are being incorporated. There are also comments within the report, such as '...it would be preferable if there was an emergency overflow for the reservoir....', that have no indication of whether they are being carried out.

The drawing provided has minimal details of the proposed drainage system. It is entitled Proposed Landscape Plans and contains details of those features. The majority of the area surrounding the building is shown as concrete yard / concrete access and apparently shows impermeable areas of circa 3350 square metres, as compared to the 4000 square metres recommended in the HR Report. There are no details provided of the proposed impermeable areas. The drainage of the hardstanding area on the drawing to the right (east?) of the building indicates 'connection to ditch' but gives no details of which ditch and how it is connected, there are no details shown of how the drainage of the hardstanding to the left (west?) of the building is dealt with. The HR report indicates that all impermeable areas will be drained through the permeable areas, they are not. The outflow from the permeable storage area is via orifices for both 1 year and 100 year flows - no such detail is shown. The building drainage to the left (west?) of the building states 'connection to reservoir' but shows no details of the actual proposals.

Hence I consider there is insufficient details and information provided and I therefore cannot recommend discharge of Condition 3 regarding the proposed surface water drainage.

Regards

Brian Holland
 Engineering Services Manager

Sent: 04 October 2010 11:31
To: Brian Holland
Subject: Planning Consultation on: P/103/10/DOC at Sefter Farm

To: **Engineering Services Manager**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION P/103/10/DOC
NO:

Registered: 27-SEP-10
Site Sefter Farm Pagham Road Pagham PO21 3PX
Address:

Description of Works: Application for approval of details reserved by conditions 2 & 3 of planning permission P/97/09

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 18th October 2010. 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 Mrs S Leeson who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

Planning Case Officer
Arun District Council

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