

Mrs S Leeson
Arun District Council
Development Control
1, Arun Civic Centre Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: HA/2008/105529/01-L01
Your ref: AL/91/08
Date: 01 December 2008

Dear Mrs Leeson,

CONVERSION OF REDUNDANT FARM BUILDING TO 1 NO. RESIDENTIAL UNIT.

BARN TO THE WEST OF THE BUNGALOW SACK LANE LIDSEY PO22 9PE

Thank you for your letter dated **18th November 2008** requesting information on the above. I can now answer your queries as follows.

The Flood Risk Assessment (FRA) submitted in support of this application states that the risk of flooding associated with this development can be adequately managed. We therefore have **no objection** to this development.

Your Councils own Technical Services should be satisfied with the proposed method of surface water disposal.

For your information, the stream to the east of the site is classified as an Internal Drainage Board watercourse under the jurisdiction of the Environment Agency. Any works whatsoever in, over, or under the channel of this watercourse or on its banks within 5 metres from the top of the channel, would require the prior consent of the Environment Agency under Section 23 of the Land Drainage Act 1991 and/or Byelaws.

Generally we would recommend that infiltration rates for soakaways to be based on permeability tests undertaken over the winter period and not those done during the drier months. The design needs to be based upon BRE365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded water table. It must also have provision to ensure there is capacity in the system to contain below lowest ground level the 1 in 100 year event plus 20% on stored volumes. Therefore the local geological and hydrogeological characteristics of the site will dictate whether soakaways will be applicable and an investigation would be required.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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The application states that foul water will be served by a cess pool/cess pit. No consent or authorisation is required for this.

However if the applicant decides to install a septic tank or treatment plant, we recommend the following advice:

Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the National Permitting Service to obtain relevant applicant form and/or discuss this matter further.

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely,

Miss Kate Attrill
Senior Area Planning Officer

Direct dial 01903 703918

Direct e-mail: Kate.attrill@environment-agency.gov.uk