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From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 05 February 2020 14:08

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: RE: Planning Consultation on: A/177/19/PL

Engineers Comments Regarding Surface Water Drainage

A culverted watercourse crosses the site, whereby the proposed building would be situated over it. This would not be acceptable, however, the applicant has proposed to divert the watercourse clear of the building. It is unclear at this time as to whether this is possible without detrimental loss of hydraulic capacity/flow velocity. The applicant will need to demonstrate that this is a feasible option. Land drainage consent will be also required under the Land Drainage Act 1991.

Any connections to watercourses will also require approval/Land Drainage Consent. It is noted that the applicant is proposing to discharge surface water from the roof area directly into the watercourse without attenuation which would not be acceptable. It is also noted that permeable paving is proposed for the car park but it is unclear as to whether this will discharge via infiltration into the ground?

The surface water design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. This must consider infiltration prior to discharging to watercourses, and be designed accordingly, taking into account winter soil infiltration rates and winter groundwater levels. Whilst this will be a Building Regulation requirement, it needs to be considered now, as it will also form part of the Land Drainage Consent.

As a result of the above, please apply the following condition;

PCENG D3

"The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. "

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

And the accompanying informative:

INFORMD2

"Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse."

Please also apply the following additional informative;

INFORMD1 Drainage Informative

INFORMATIVE: Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works.

The proposal includes a packaged sewage treatment plant and therefore it is recommended that the Environment Agency are consulted in respect to the treated effluent aspect.

Regards

Paul Cann
Principal Engineer (Drainage)

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From: Planning.Responses

Sent: Friday, January 17, 2020 12:04:09 PM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage
Subject: Planning Consultation on: A/177/19/PL

To: Engineers (Drainage)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission**

APPLICATION NO: A/177/19/PL

Registered: 17th January
2020

Site Address: The Vinery Arundel Road Poling BN18 9PY

Grid Reference: 505255 105646

Description of Works: New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.

The Council have received the above 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 20-FEB-20.

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 so please do not insert personal details or signatures on your reply.

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

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
