Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: [redacted]
Email: [redacted]

Your Ref
BN/11/17/PL
Our Ref
PLAN-017725
Date
20/04/2017

Dear Sirs,

Proposal: Erection of 2 No. buildings for staff canteen & toilet block. This application also lies within the parish of Yapton.
Site: Eric Wall Ltd, Lake Lane, Barnham, PO22 0AF.
BN/11/17/PL

Thank you for your letter of 20/03/2017. Please find attached a plan of the sewer records showing the approximate position of a public foul sewer in the vicinity of the site. Please note, it is not possible to connect to the pumped foul sewer section east of Bowley Cottage, Lake Lane, which discharges to the foul sewer adjacent to Bowley Cottage, or to connect within 5 metres of this discharge manhole.

The applicant has not stated details of means of disposal of foul drainage from the site.

Should this be via the public foul sewer, Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:
"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW ([redacted] or www.southernwater.co.uk".

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Southern Water Services Ltd Registered Office: Southern House Yeoman Road Worthing BN13 3NX Registered in England No.2366670

Due to surface water inundation issues in the Lidsey Catchment "The applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".
Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

The Council's own technical staff should be consulted on the suitability of soakaways and, should these not be considered satisfactory, they should also be consulted on other possible means of surface water disposal not involving discharge to the public foul sewers.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW [redacted] www.southernwater.co.uk".

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours sincerely

[redacted]

Developer Services

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 April 2017 10:52
To: Planning Scanning
Subject: FW: Response: Planning Consultation on: BN/11/17/P - Eric Wall Ltd Lake Lane Barnham PO22 0AF
Attachments: location.pdf; 20.04.17 PLAN-017725.pdf; APPLICATION.pdf; GIS1.pdf; GIS2.pdf

From: Bland, Chantal [redacted]
Sent: 20 April 2017 09:32
To: Planning.Responses
Subject: Response: Planning Consultation on: BN/11/17/P - Eric Wall Ltd Lake Lane Barnham PO22 0AF

Dear Sirs,
Please find attached Southern Water's response regarding the above planning consultation at the above application site.

Kind regards,

Chantal Bland
Technical Co-ordinator

Southern Water [redacted]
www.southernwater.co.uk

From: planning.responses[redacted]
Sent: 20 March 2017 10:03
To: Developer Services
Subject: Planning Consultation on: BN/11/17/PL

To: **Stuart Ward- Engineering Technician**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO:	**BN/11/17/PL**
Registered:	20th March 2017
Site Address:	Eric Wall Ltd Lake Lane Barnham PO22 0AF
Grid Reference:	496735 104940
Description of Works:	Erection of 2 No. buildings. This application is a Departure from

the Development Plan & also lies within the parish of Yapton.

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-APR-17.

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 officer dealing with this application is Mr S Davis who can be contacted on telephone numbe[redacted]

Regards
Planning Officer

This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it.

If you receive this e-mail by mistake, please delete it then advise the sender immediately by reply e-mail to "Bland, Chantal" <[redacted]

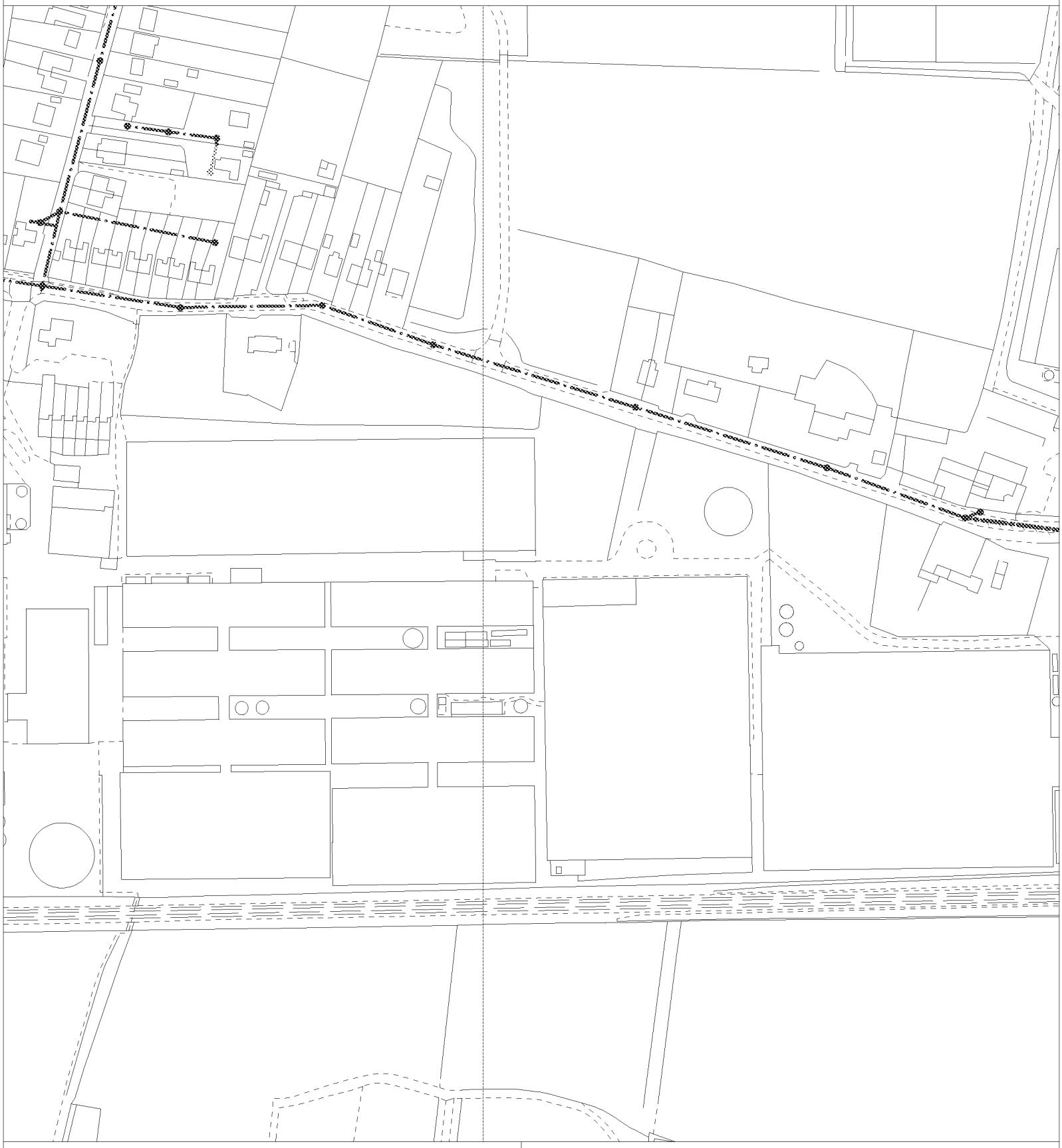
Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate.

An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices

This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England.

In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

Southern Water

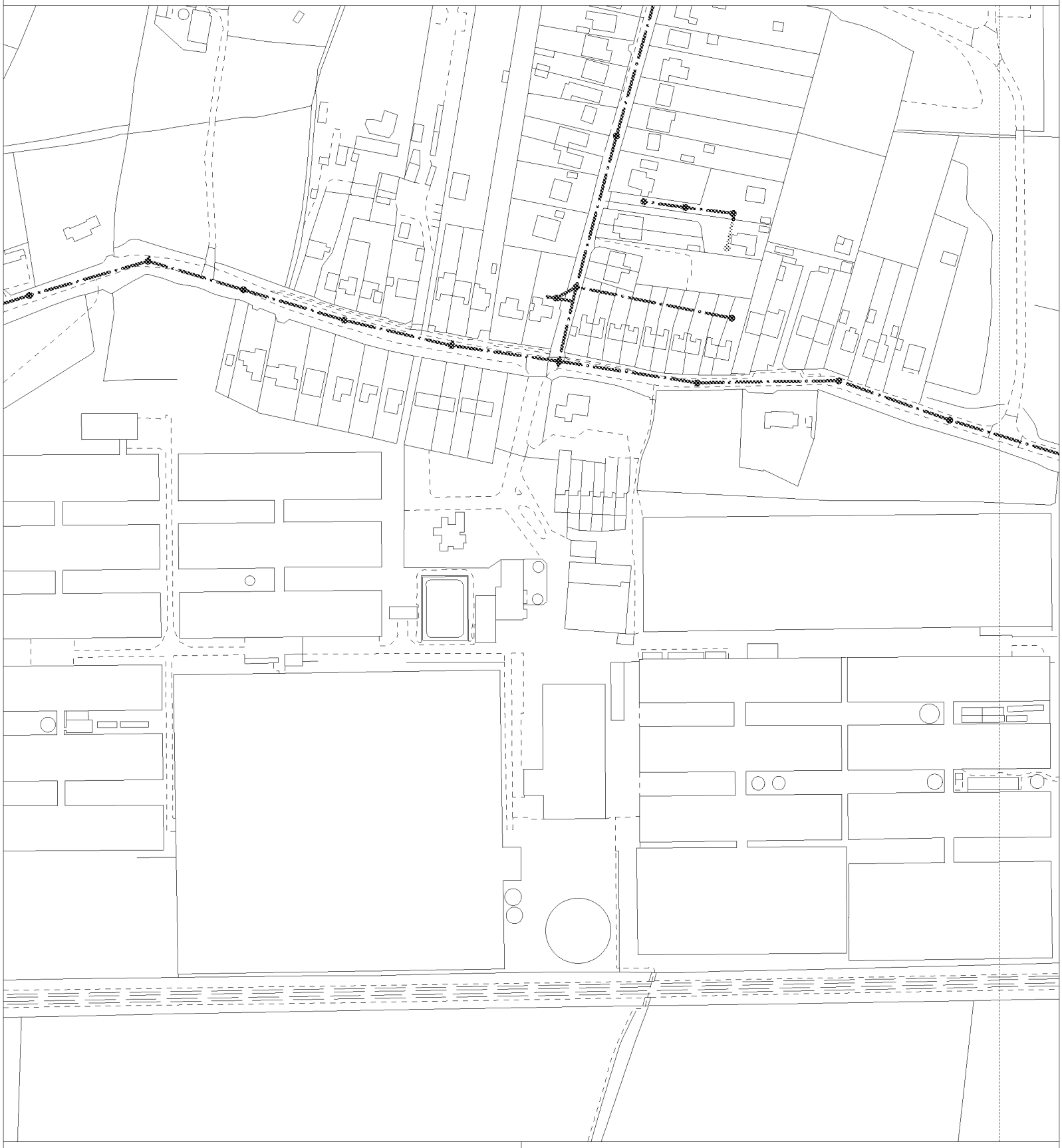
O.S. REF: SU9704NW	Scale: 1:2500	Printed By: banuh	Date: 14-4-2017
Screen Print		Southern Water MapGuide Browser	
		Requested By:	

ARUN DISTRICT COUNCIL BN/11/17/PL

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

Southern Water

O.S. REF: SU9604NE	Scale: 1:2500	Printed By: banuh	Date: 14-4-2017
Screen Print		Southern Water MapGuide Browser	
		Requested By:	

ARUN DISTRICT COUNCIL BN/11/17/PL

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

[redacted]

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

BN/11/17/PL

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	C	Surname:	Wall
Company name:					
Street address:	C/o Agent				
Town/City:					
Country:					
Postcode:					

BN/11/17/PL

Erection of 2 No. buildings for staff canteen & toilet block. This application [redacted] also lies within the parish of Yapton.

Are you an agent acting on behalf of the applicant? ○ Yes ○ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Pierre	Surname:	Dowsett
Company name:	DOWSETTMAYHEW PLANNING PARTNERSHIP				
Street address:	63a Ship Street				
		Telephone number	[redacted]		
		Mobile number:			
Town/City:	Brighton	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	BN1 1AE	[redacted]			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Two new buildings for Staff canteen and toilet block

Has the building, work or change of use already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	
Suffix:	
House name:	Eric Wall Ltd
Street address:	Lake Lane
Town/City:	BARNHAM
Postcode:	PO22 0AF

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	496735
Northing:	104940

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

ARUN DISTRICT COUNCIL BN/11/17/PL

9. Materials

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

slate colour roof tiles

Walls - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Block and render

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

uPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning design and access statement
Plans and elevations of proposed buildings.

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☐	Package treatment plant	☐	Unknown	☑
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ( ) Yes ( ) No (•) Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

ARUN DISTRICT COUNCIL BN/11/17/PL

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

horticulture

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

ARUN DISTRICT COUNCIL BN/11/17/PL

18. All Types of Development: Non-residential Floorspace

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	95.5	95.5
Total	0	0	95.5	95.5

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 0.50 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site Tonne(s

B. Highly reactive/explosive substances Amount held on site Tonne(s

C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s

ARUN DISTRICT COUNCIL BN/11/17/PL

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Mr First name: Pierre Surname: Dowsett

Person role: AGENT Declaration date: 28/02/2017 ☑ Declaration made

26. Declaration

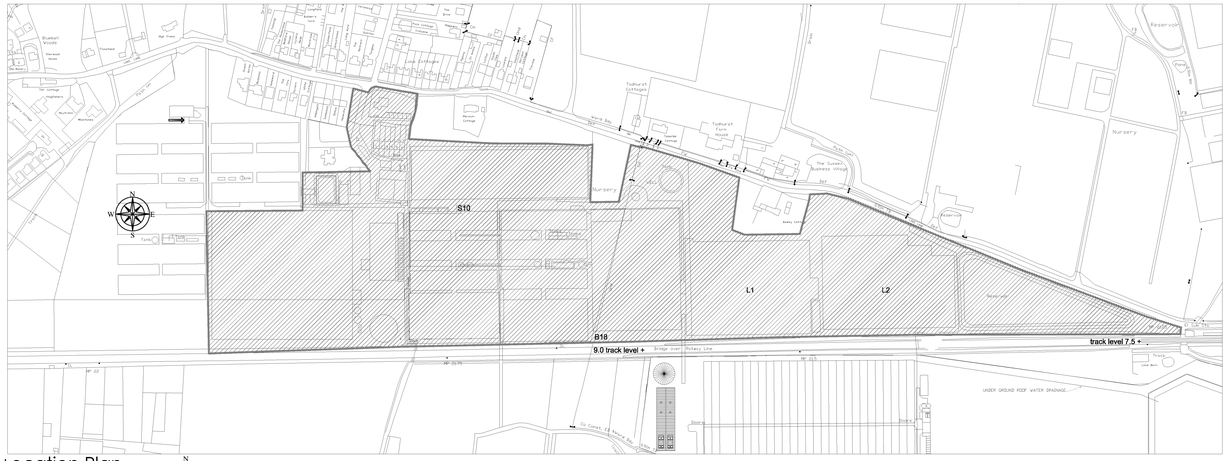
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 28/02/2017

ARUN DISTRICT COUNCIL BN/11/17/PL

COPYRIGHT
THE COPYRIGHT OF THIS DRAWING IS THE PROPERTY OF A7 DESIGN LIMITED AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION.

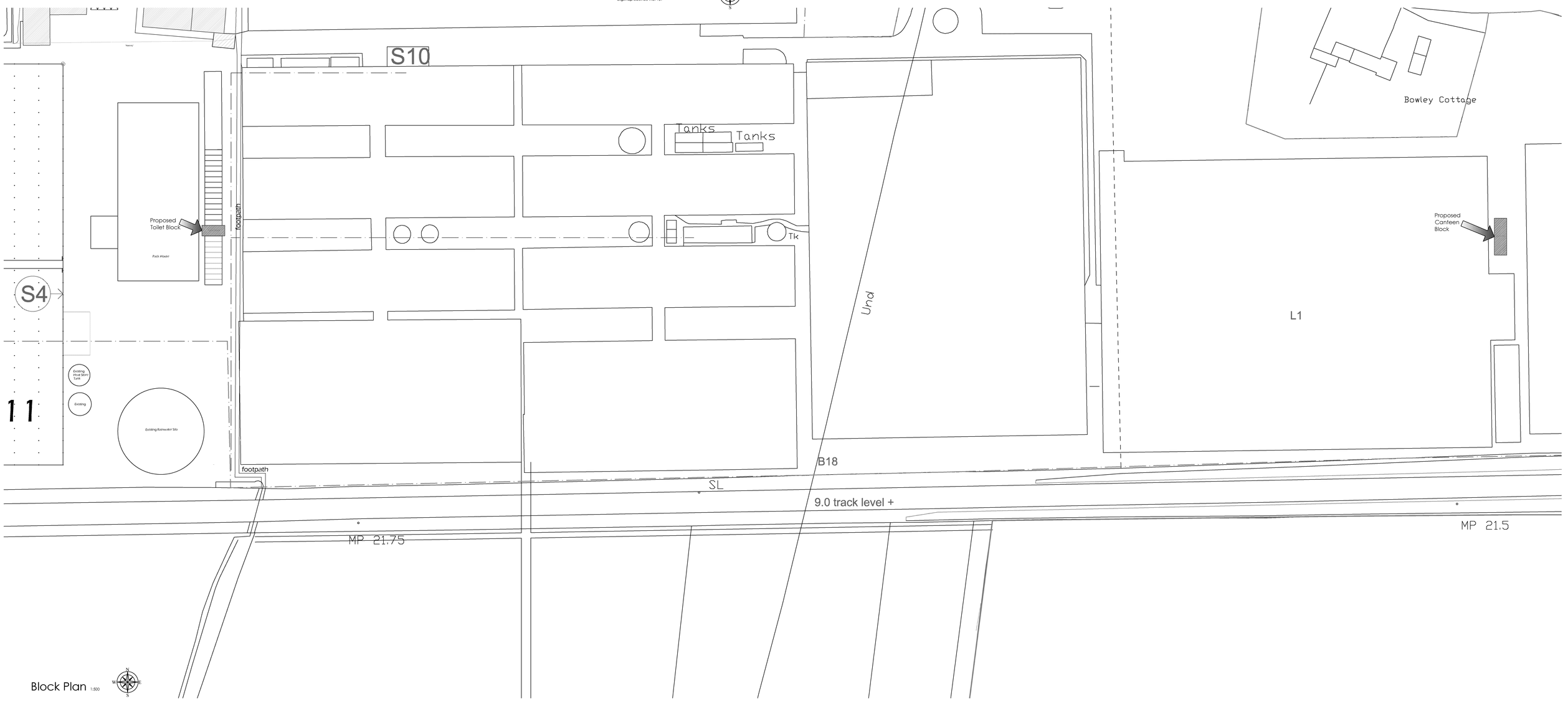
NOTES
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ANY DISCREPANCIES BETWEEN THIS DRAWING AND SITE CONDITIONS MUST BE REFERRED TO THE ARCHITECTS IMMEDIATELY.

AMENDMENTS
A
B
C



Location Plan 1:2500

Copyright 2015 States of Guernsey/Digimap Ltd
Digimap Licence No: 109



Block Plan 1:500

This drawing is to be read in accordance with drawing No: 09 - 233 - PD/02

ARCHITECTURAL TECHNOLOGY
A7 DESIGN
EST. 2003
A7 Design Limited. Registration No: 56840.
11 Westerbrook, South Side, St. Sampsons, Guernsey C.I. GY2 4QQ
T: 01481 248330 M: 07781 418887
E: admin@a7design.co.uk W: www.a7design.co.uk

Drawn by: GWH
Date: December 2016
Scales: 1:500, 1:2500 (size:A0)

Project: Proposed Canteen and Toilet Blocks
at 4 Lake Lane, Barnham, Bognor Regis, West Sussex, PO22 0AE
for Eric Wall (Holdings) Limited.

Drawing: Planning Drawing
(Block Plan and Location Plan)

No: 09 - 233 - PD/01

Chartered Institute of Architectural Technologists

ARUN DISTRICT COUNCIL BW/117/PL
ARUN DISTRICT COUNCIL BW/117/PL