

[REDACTED]

From: PlanningSSD [REDACTED]
Sent: 26 November 2013 16:42
To: Peter Cleveland; Ward, Stuart
Subject: RE: Planning Ref: EG/53/13/DOC

Dear Peter

Thank you for your email below.

I can confirm that Planning and permitting decisions are separate but closely linked. Planning permission determines if the development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. We therefore have no objections to you discharging Condition 15.

The discharge of treated effluent will require an Environmental Permit. Before we will issue a Permit we will need to be satisfied that non-mains drainage is fully justified. A detailed assessment of information provided for on site treatment for foul drainage will be undertaken as part of the permitting process. The environmental acceptability of the discharge on the receiving waters will also be fully determined as part of the permitting process. There is therefore no guarantees a permit will be granted at this stage.

I hope this provides you with clarification of the interface between planning and permitting. If you have any queries or require any further information please contact me.

Kind regards
Catherine

Catherine McLeod, MRTPI
Environment Agency – Solent and South Downs
Sustainable Places – Planning Advisor

[REDACTED]



NEW: charging for planning advice
From January 2014 we will begin charging for some of our planning advice.
For more information please speak to your local Sustainable Places team.

From: Peter Cleveland [<mailto:Peter.Cleveland@arun.gov.uk>]
Sent: 20 November 2013 14:02
To: McLeod, Catherine; Ward, Stuart
Subject: Planning Ref: EG/53/13/DOC

Dear Catherine & Stuart

Further to your comments on the above application, which I attach for ease of reference, our drainage engineers have stated that I should only discharge Condition 15 of EG/29/13 if I am satisfied that the scheme will be permitted by the EA. Catherine, as the discharge of treated effluent from the treatment plant falls to the EA, would you be able to confirm to me for the file that you would only formally permit the use of the on-site sewage treatment plant and therefore occupation of dwellings once you have approved the use of the treatment plant under EA legislation?

Stuart, Southern Water have also objected to the discharge of condition 15 as details will need to be approved under a Section 104 agreement which has not received Technical Approval. I believe this will only be relevant in the case that Southern Water adopt the system – please could you confirm this as the developers may wish to maintain the plant privately?

As such, it would be the Council's view that we discharge the condition 15 of planning approval EG/29/13 as the condition neither requires nor states either approval of Southern Water or the Environment Agency is required. I would be interested to receive your comments to that effect as soon as possible.

Kind regards
Peter

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