

Sandra Edwards

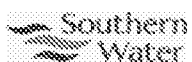
From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 April 2017 10:45
To: Planning Scanning
Subject: FW: Response: Planning Consultation on: FG/37/17/PL - Onslow Caravan Park Onslow Drive Ferring BN12 5RX
Attachments: GIS.pdf; Location plan.pdf; 20.04.17 PLAN-017726.pdf; APPLICATION.pdf

From: Bland, Chantal [REDACTED]
Sent: 20 April 2017 10:06
To: Planning.Responses
Subject: Response: Planning Consultation on: FG/37/17/PL - Onslow Caravan Park Onslow Drive Ferring BN12 5RX

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



[REDACTED]
www.southernwater.co.uk

From: [planning.responses](#) [REDACTED]
Sent: 20 March 2017 11:03
To: Developer Services
Subject: Planning Consultation on: FG/37/17/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: FG/37/17/PL

Registered: 9th March 2017

Site Address: Onslow Caravan Park Onslow Drive Ferring BN12 5RX

Grid Reference: 509207 102977

Description of Works: Demolition of 3 No. buildings & erection of replacement

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 Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

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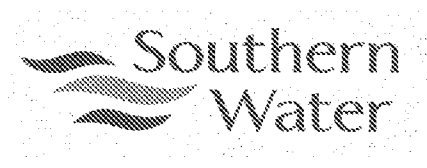
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An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices.

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.



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
FG/37/17/PL
Our Ref
PLAN-017726
Date
20/04/2017

Dear Sirs,

Proposal: Demolition of 3 No. buildings & erection of replacement workshop & machinery store (resubmission following FG/161/14/PL).
Site: Onslow Caravan Park, Onslow Drive, Ferring, BN12 5RX.
FG/37/17/PL

Thank you for your letter of 20/03/2017.

Please find attached a plan of the Southern Water records showing the approximate position of a public rising main, foul sewer and water trunk main within/ in close proximity to the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No excavation, mounding or tree planting should be carried out within 5 metres of the public water trunk main without consent from Southern Water.

No development or new tree planting should be located within 3 metres either side of the centreline of the public foul rising main and sewers

All existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public foul rising mains, sewers and water mains.

The applicant has indicated surface water disposal will be achieved via soakaway. Where soakaways are proposed, the means of disposal may not be appropriate for a number of reasons

- Contamination of the existing site; where migration of contaminants to groundwater could be exacerbated

Southern Water Sparrowgrove House Otterbourne Winchester Hampshire SO21 2SW www.southernwater.co.uk



- Potential contamination of the proposed discharge, eg oil/petrol from garage forecourts
- Ground conditions which preclude soakage
- High seasonal water table, where soakaways may cease to operate or even work in reverse
- Insufficient space to ensure that the soakaway is located **more than 5 metres** from the nearest building or utility plant (including sewers and water mains).
- Insufficient depth to the water table to prevent contamination

It is important therefore that soakage tests are carried out at an early stage to confirm that adequate soakage is available to serve the proposed development and that the proposed soakaways are designed to appropriate standards, such as CIRIA Report 156 – Infiltration Drainage, Manual of Good Practice and BRE Digest 365 Soakaway Design.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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] or www.southernwater.co.uk

Yours sincerely

[REDACTED]

Developer Services

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.

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O.S. REF: TQ0902NW

Scale: 1:1738

Screen Print

ARUN DISTRICT COUNCIL FG/07/17/PL

WARNING: BAC pipes are constructed of Banded Asbestos Cement

WARNING: Unlabeled (HOK) materials may include Banded Asbestos Cement



Printed By: banuh

Date: 14-4-2017

Southern Water MapGuide Browser

Requested By:

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	P	Surname:	Pratt
Company name:	Island Meadow Parks		FG/37/17/PL		
Street address:	c/o Agent		Demolition of 3 No. buildings & erection of replacement workshop & machinery store (resubmission following FG/161/14/PL).		
Town/City:					
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No	

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stephen	Surname:	Jupp
Company name:	Stephen Jupp MRTPI				
Street address:	348 Chichester Road				
Town/City:	Bognor Regis				
Country:	United Kingdom				
Postcode:	PO21 5BX				
Telephone number:				[REDACTED]	
Mobile number:				[REDACTED]	
Fax number:				[REDACTED]	
Email address:				[REDACTED]	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition of three buildings and erection of replacement workshop and machinery store. Amended design and siting to planning permission FG/161/14

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:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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:

9. Materials

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

AS35 40mm Composite LPC PIR POSCO - colour - goosewing grey

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

AS35 40mm Composite LPC PIR POSCO - colour - goosewing grey

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:

DAS

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

☒

Other

n/a - no toilet to be provided

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

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:

13. Biodiversity and Geological Conservation

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:

caravan park

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

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

17. Residential Units

Proposed Market Housing Total

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

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)
B1 (c) - Light industrial	83	83	54	-29
B8 - Storage or distribution	0	0	312	312
Total	83	83	366	283

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

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	
Proposed employees	3	2	

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

5.00

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:

workshop - general maintenance and repair of small caravan items

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)

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

25. Certificates (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: First name: Surname:

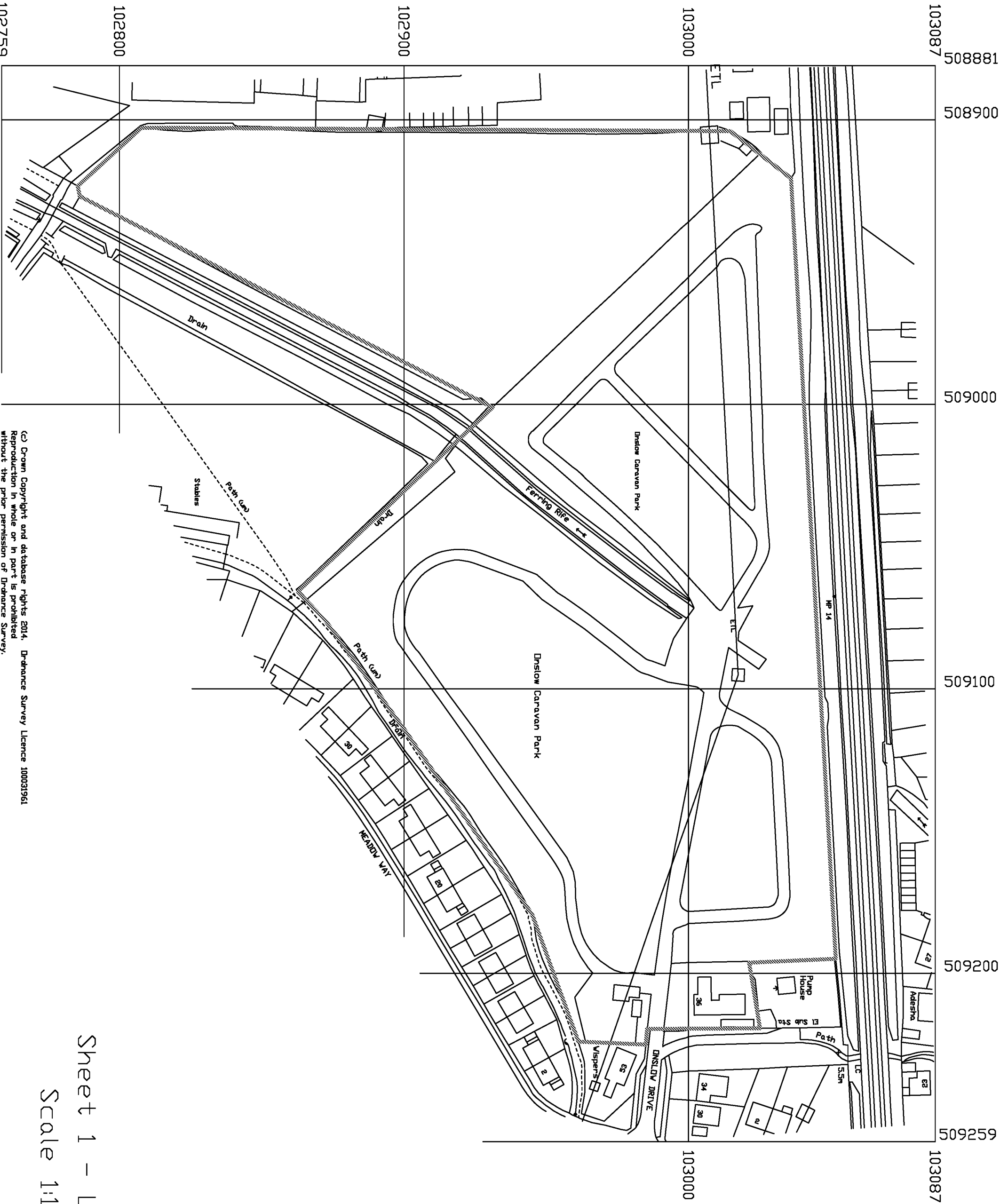
Person role: Declaration date: ☒ Declaration made

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



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Sheet 1 – Location Plan

Scale 1:1250 @ A3