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Save the environment - think before you print.

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

Sent: 10 September 2020 16:41

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

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Subject: RE: Planning Consultation on: FG/95/20/DOC

Comments in respect to surface water drainage (Condition no.3);

1. The proposal to connect surface water drainage directly into the pond would not be acceptable as the infiltration design is compromised by peak groundwater levels, etc.
2. Infiltration at shallow depths would appear to be feasible, although the testing has not been carried out in accordance with BRE365 in terms of the pit sizing, calculations, etc, which is our minimum requirement.
3. To achieve a suitable solution, roof water will need to discharge to crate soakaway/s, ensuring the base level is above 5.05m AOD (the highest recorded groundwater level). Soakaway structures need to be kept 5m from any building. The most suitable location for a soakaway in the area of the assumed existing soakaway (north west area of plot), but will need to take account of the culvert mentioned below. Infiltration testing should be carried out at the location of the proposed structure, at the depth of the structure/above peak recorded groundwater levels and the worst recorded rates used. The nearest test pit is located in the pond area due east. Since the testing was undertaken at a different location to the likely soakaway location and at a depth slightly below peak recorded groundwater levels/not at potential base level of the structure, the data is not fully trustworthy for the design. Due to these circumstances, there are two options;

- A) Undertake further infiltration testing at an agreed time this coming winter at the location/depth of the proposed soakaway, in strict accordance with BRE365 and rework the design accordingly.
- B) Design a shallow crate storage structure with its base above 5.05m AOD with a restricted outflow to the pond or culvert depending on its flow direction (discharge rate to be agreed). The system will need to accommodate the 1 in 100 year (+40%) storm event and any flow control aperture protected from blockage. Silt traps also to be provided upstream. It would need to be constructed/detailed to allow for maximum infiltration potential but the infiltration not accounted for in the calculations. This option should be considered a compromise.
4. Permeable paving – again the infiltration testing was not carried out in accordance with BRE365. However, in this instance, I would suggest that the results from test pit 2 are recalculated into an infiltration rate using BRE365 methodology (assuming there is suitable raw data available from the testing). Using the worst rate achieved ie. from the third test, provide amended hydraulic calculations. The structure will act as a standalone soakage structure. Please amend the construction detail accordingly, making it clear that the sub base will be fully wrapped in a permeable geotextile. Base levels should also be stipulated on the plan. Please note that the construction detail currently species 'No infiltration' so needs to be adjusted.
5. Please note that the existing soakaway cannot be utilised in the design since it will not meet current standards.
6. There is a short length of ditch alongside Sea Lane (immediately north of the pond) that may need to be reconnected to the pond like it once did – I believe a flint wall is obstructing this flow, so discussions will need to be had in terms of how this can be accommodated.
7. Previous discussions/investigations have identified a 300mm diameter culvert within the property (west of the pond) which once connected to the pond but has been severed by previous owners without permission. This connectivity will need to be reinstated. Flow direction is questionable but needs to be confirmed for sure, therefore please forward a copy of the video recording associated with the recent CCTV survey so I can determine if there are any clues to this, as this will influence the design
8. A fully detailed plan and construction drawings will need to be provided to support items 6 and 7 above. An application for consent under the Land Drainage Act 1991 also needs to be made. Form/s enclosed.

A detailed check of all the proposals will be undertaken once the above points have been addressed.

Regards

Paul Cann
Principal Engineer (Drainage)

Paul Cann | Principal Engineer (Drainage), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 18 August 2020 13:53
To: Land Drainage [REDACTED]
Subject: Planning Consultation on: FG/95/20/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: FG/95/20/DOC
Registered: 14th August 2020
Site Address: Elm Lodge Tamarisk Way Ferring BN12 5ER
Description of Works: Approval of details reserved by condition imposed under APP/C3810/W/20/3245781 (FG/141/19/PL) relating to Condition Nos 3 - surface water drainage, 6 - obscured glazing, 7 - external lighting and 8 - landscaping.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **2nd September 2020**.

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.

Yours sincerely

Andrew Wood

Planning Case Officer- Arun District Council

Telephone: 01903 737768

Email: andrew.wood@arun.gov.uk

PLCONDCC (CDB) 2020



West Sussex Flood Risk Partnership

Application for Ordinary Watercourse Land Drainage Consent [1a]

Introduction

Before completing this form you are recommended to contact us for advice on your proposal.

Please read through the guidance notes and the application form carefully before you fill the form in.

It should take you about 20 mins to fill in this form and it can be completed online

If you are not sure about anything in this form, contact your Local District or Borough Council using the details at the bottom of this form.

Contents

- 1.About you, the applicant
- 2.Your address
- 3.Agent or Consultants details
- 4.Interest in the Land
- 5.Location of Work
- 6.Description and Purpose of Proposed Work
- 7.Plans and Sections
- 8.Construction Details
- 9.Environment Agency Interests
- 10.Planning Approvals
- 11.Maintenance of Structure
- 12.Effects on the Environment
- 13.Fees
- 14.Checklist
- 15.Declaration

1 The Applicant

Are you applying as a company, an individual, a group of individuals (partnership) or a public body? Please tick the appropriate box.

- | | | |
|-----------------------------|--------------------------|-------------------|
| Company | ☐ | Go to section 1.1 |
| Individual | ☐ | Go to section 1.2 |
| Group of individuals | ☐ | Go to section 1.3 |
| Public body | ☐ | Go to section 1.4 |

1.1 Applications from companies

To apply as a company, you must be formally registered with Companies House. Please see Companies House website for more information.

Company name, as registered with Companies House

Company registration number

Office address registered with Companies House

Address

Postcode

Country

Contact telephone numbers, including the area code

Phone

Mobile

Email

Now go straight to section 3.

1.2 Applications from individuals

Give your full name.

Title (Mr, Mrs, Miss etc)

First name

Last name

Now go straight to section 2.

1.3 Applications from groups of individuals

What type of group are you?

Charity

Group of individuals

Club

Partnership

Other

Name of your group

Give details of your group's main representative

Title (Mr, Mrs, Miss etc)

First name

Last name

Position

Now go straight to section 2.

7 Plans and Sections:

7.1 Please provide a description and reference number of all plans and sections you have provided (see the guidance notes). Please attach separate sheets if required

8 Construction Details

8.1 Are the works permanent or Temporary?

Permanent ☐
Temporary, ☐ if so;
for how long? -----

8.2 Date Construction Work is proposed to start?

Date (DD/MM/YYYY) -----

9 Environment Agency Interests

9.1 Do the proposed works involve or affect the following?

Impounding (holding back a watercourse) ☐
Abstracting (removing) Water ☐
Fish or fisheries ☐
Disposing of Waste Material ☐
Water Quality ☐
If yes, please contact the Environment Agency
on 03708 506 506

10 Planning Approvals

Fill in this Section if you have been given planning permission for the proposed works. Otherwise go to Section 11.

10.1 Planning Authority

10.2 Application Number

10.3 Approval Date

Date (DD/MM/YYYY) : -----

11 Maintaining the Structure

11.1 Name of Person or Organisation responsible for maintaining the structure

During Construction

Upon Completion

12 Effects on the Environment

12.1 Please attach brief details of any effects the work will have on the environment together with any proposals for improvements you will make or action you will take to mitigate/compensate for the effects.

13 Fees

Our Ordinary Watercourse Consent fees are set at £150 per structure or application and should be made out to the appropriate District or Borough Council; please contact us for any queries or multiple applications. Additional fees may be charged for complex / involved applications.

14 Checklist

Please read through this list and tick the items you are sending with this application.

Completed Form ☐

Any associated documents, plans and calculations ☐

Applicable Fee ☐

Environmental/Ecological Reports ☐

Method Statement ☐

The Data Protection Act 1998

We will process the information you provide so that we can deal with your enquiry.

We may also process or release the information to:

- offer you documents or services relating to environmental matters;
- consult the public, public organisations and other organisations (for example, the Health and Safety Executive, local authorities, the emergency services, Welsh Government
- carry out research into environmental issues and develop solutions to problems;
- provide information from the public register to anyone who asks;
- prevent anyone from breaking environmental law, investigate cases where environmental law may have been broken, and take any action that is needed;
- assess whether customers are satisfied with our service and improve it where necessary; and
- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (taking into account any exemptions under the General Data Protection Regulation).

We may pass the information on to our agents or representatives to do these things for us.

15 Declaration

By signing below you are declaring that, as far as you know, the information given in this application, including the plan and any supporting documents, is true.

Signature

Title (Mr, Mrs, Miss etc)

First name _ _ _ _ _

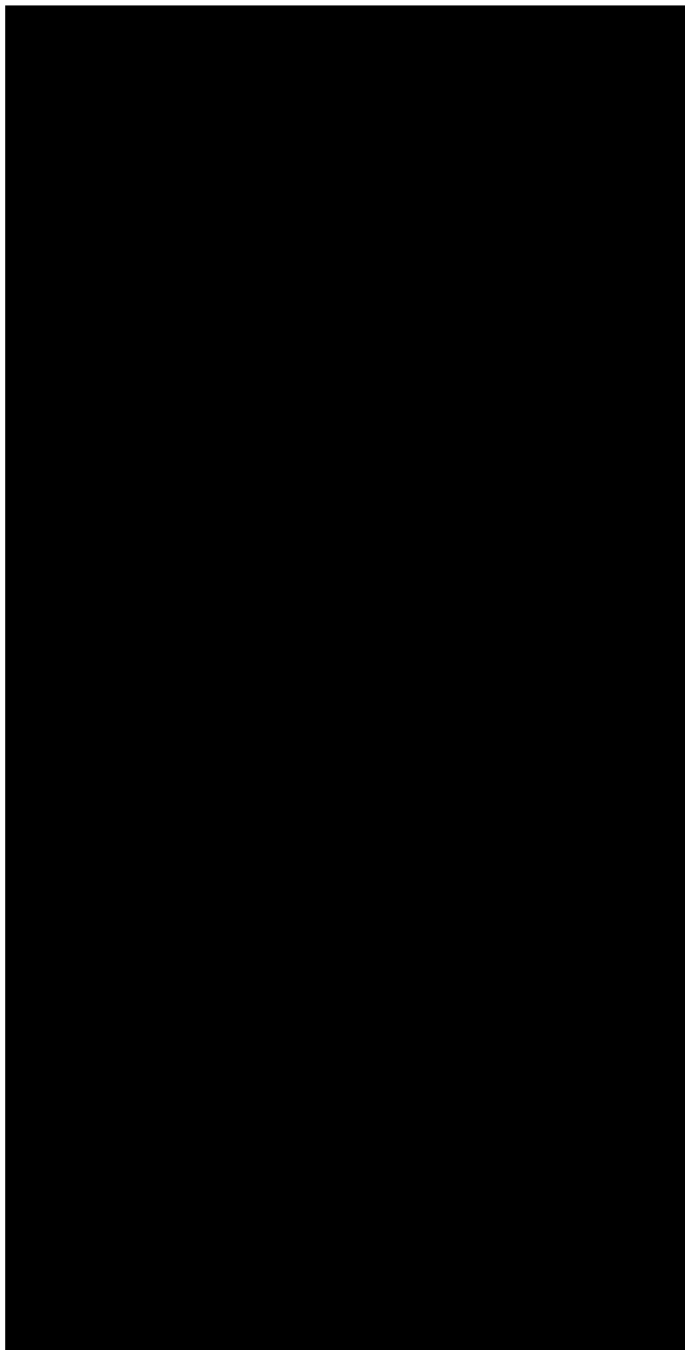
Last name _ _ _ _ _

Position _ _ _ _ _

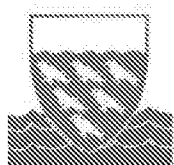
Today's date _ _ _ _ _

Next steps

Please return this form together with any supporting documents to the Land Drainage Engineer, listed below, in which your application is located.



Please tell us if you have any communication needs such as needing information in a different language or alternative format (for example, in large print or in Braille)



West Sussex Flood Risk Partnership

Application for Ordinary Watercourse Land Drainage Consent: Guidance Notes [1b]

Introduction

Please read through these guidance notes and the application form carefully before you fill in the form. **If you are not sure about anything in these guidance notes, contact us using the details at the end of these guidance notes.**

These guidance notes give you information to help you fill in your application for Ordinary Watercourse Land Drainage Consent.

Before completing this form you are recommended to contact us for advice on your proposal. Under the Land Drainage Act 1991, you need consent if you want to construct a culvert or other structure that may affect the flow within any ordinary watercourse.

For applications made under the Land Drainage Act there is a charge of £150 for each structure or operation.

Please follow this guidance to help avoid delays in your application.

Contents

1. About you, the applicant
2. Your address
3. Agent or Consultant contact details
4. Interest in the Land
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6. Description and Purpose of Work
7. Plans and Sections
8. Construction Details
9. Environment Agency Interests
10. Planning Approvals
11. Maintenance of Structure
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15. Declaration

1 About you, the applicant

Please tick one box to indicate the type of applicant you are.

Then:

- if you are applying as a company, go straight to section 1.1;
- if you are applying as an individual, go straight to section 1.2 ;
- if you are applying as a group of individuals, go straight to section 1.3; or
- if you are applying as a public body, go straight to section 1.4.

1.1 Applications from companies

Fill in this section if you would like to apply for Land Drainage Consent as a registered company. To apply as a company, you must be a company formally registered with Companies House. Any Land Drainage Consent obtained will be in the company name registered with Companies House. You will need to give us your company name, as registered with Companies House, address, your company registration number, and the full name of the company director. Once you have filled in this section, go to section 2.

1.2 Applications from individuals

Fill in this section if you would like to apply as an individual. Give us your full name. The name you give will be the name on any Land Drainage Consent we grant.

Once you have filled in this section, go to section 2.

1.3 Applications from groups of individuals

Fill in this section if you would like to apply as a charity, group of individuals, club or partnership.

Tick the relevant box and tell us the name of your group.

The name you give will be the name registered on any Land Drainage Consent we grant. If you are a limited liability partnership, please give us the full name, position, address and contact details of your group's main representative.

Once you have filled in all parts of this section, go to section 2.

1.4 Applications from public bodies

Fill in this section if you would like to apply as a public body such as a local authority or an NHS trust.

Please give us the full name of the public body. The name you give will be the name registered on any Land Drainage Consent we grant.

Please specify what type of public body you are.

Once you have filled in all parts of section 1.4, go to section 2.

2 Your address

If you are applying as an individual, group of individuals or public body you must fill in this section. You must give us your full UK address. The address you give here will be the address your Land Drainage Consent will be registered to and will be shown on any Land Drainage Consent we grant.

3 Agent or Consultant contact details

This section is only to be filled in if you have nominated someone other than the person named on any Land Drainage consent (for example, a consultant or agent). You need to give us your or the relevant person's full name, address and contact details.

4 Your Interest in the Land

We need to know what interest you have in the land where the works will be carried out (for example, whether you are the landowner or tenant). If any work will be carried out on land that you do not own, you will need permission from whoever owns the land.

5 Location of the Proposed Works

We need to be able to easily identify where the proposed works will be carried out. Please give details of:

- The location of the site (**including a plan clearly showing the location**);
- The name of the watercourse (if known);
- The National Grid Reference (to 12 figures)

6 Description and purpose of the proposed works.

It is important that you accurately describe the proposals for the application being made. Please tell us the purpose of the works and the number of structures you need consent for.

7 Plans and Sections

To consider your proposals we need to receive plans and drawings, drawn by a competent engineer or surveyor and showing Ordnance Datum Newlyn (the height above sea level).

You need to provide three copies of all relevant drawings. The drawings must be no larger than A0 size, and they need to include the following;

Location Plan

This must be at an appropriate scale and be based on an Ordnance Survey map. It must clearly show the general location of the site where the proposed work will be carried out and include general features and street names. It must also identify the watercourse or other bodies of water in the surrounding area.

Site Plan (general arrangement)

You must provide a plan of the site showing: The existing site, including any watercourse, your proposals, the position of any structures which may influence local river hydraulics, including bridges, pipes and ducts, ways of crossing the watercourse, culverts and screens, embankments, walls, outfalls and so on; and existing fish passes or structures intended to allow fish to pass upstream and downstream;

The plan should be drawn to an appropriate scale, which must be clearly stated.

Cross Sections

Where works encroach into any watercourse, you should provide cross sections both upstream and downstream of the proposed works. Cross sections should be drawn as if looking downstream on the watercourse and should include details of existing and proposed features and water levels.

Longitudinal sections

Longitudinal sections taken along the centre line of the watercourse are required. These must show the existing and proposed features including water levels, bed levels

and structures. They should extend both upstream and downstream of the proposed work.

Detailed drawings

These are to show details of the existing and proposed features such as the following:

- Pipe sizes and gradients where applicable
- The materials to be used for any structures.
- The location of any proposed service pipes or cables which may affect the future maintenance of the watercourse.
- Details of any tree, shrub, hedgerow, pond or wetland area that may be affected by the proposed works.
- Details of any planting or seeding.
- Dams and weirs. (We need a plan showing the extent of the water impounded (held back) under normal and flood conditions so that we can assess the possible effect on land next to the watercourse. The plan must also show any land drains to be affected.)

8 Construction details

You need separate consents for the permanent works and any temporary works that do not form part of the permanent works. Temporary works could include, for example, cofferdams (watertight enclosures) across a watercourse, or temporary diversions of water while work is carried out. For any temporary work, we need to know how you are proposing to carry out the work. So you need to send us a "method statement" that includes details of the specific measures you plan to take to keep disruption to a minimum and reduce any unwanted effects while the work is being carried out.

We need to know when you are proposing to carry out the work and how long you think it will take. When you are planning the work you need to make sure that you have allowed enough time for us to consider your application.

9 Environment Agency Interests

Please tick the appropriate boxes.

If you answer "yes" to any of the questions, you will probably need extra licenses or

consents from the Environment Agency before you start work

You should make sure that you have enough time to get all approvals you need before you start work. If you don't, this could delay the work.

10 Planning Approvals

Please provide details of any planning permissions you may have or are applying for that relates to this proposal.

11 Maintaining the Structure

We need to know who will be responsible for maintenance both during construction work and after the work has finished.

12 Effects on the environment

The Environment Agency has a legal duty to protect and improve the environment, so we must consider the environmental effects of your proposal

You may need to carry out an environmental appraisal to assess the effects of your work. You should contact us before you send us your application so that we can give you advice on this. If you don't, your application could be delayed.

The environmental appraisal should identify all likely effects on the environment. You should consider the direct and indirect effects the work has on sites and features of interest and species of particular value.

Include any specific measures you plan to keep disruption to a minimum and reduce any unwanted effects while the work is being carried out.

Set out any opportunities for you to improve the environmental value of the site. This may include creating water features, planting trees and shrubs that would normally grow at the site, providing bird nesting boxes or creating sustainable places for wildlife to live.

If as part of a planning permission we have asked for an environmental appraisal, you must send it to us with all the other supporting documents we need.

If your site falls within, is next to or is linked to a nature conservation site, contact us as soon as possible to discuss your proposals before you send us your application.

Under the European Habitats Regulations, we must make sure that Land Drainage Consent does not have a direct or indirect negative effect on any site specified in the regulations, including:

- Sites of Special Scientific Interest (SSSIs)
- Designated Special Areas of Conservation (SACs);
- Special Protection Areas (SPAs);
- Listed RAMSAR sites; and
- Scheduled Ancient Monuments (SAMs)

Under the Habitats Regulations, we must consult Natural England or Countryside Council for Wales. You may want to contact these organisations yourself to get their views on your proposal.

13 Fees

The fee for Land Drainage Application, where charged, is £150 per structure or operation. Please make this out and send to the appropriate District or Borough. You may contact us before you send us this application to confirm the appropriate fee. Additional fees may be charged for complex / involved applications.

14 Checklist

Tick the relevant documents in this section so that we know what you are sending

The Data Protection Act 1998

This section sets out our rights and responsibilities under the Data Protection Act 1998.

15 Declaration

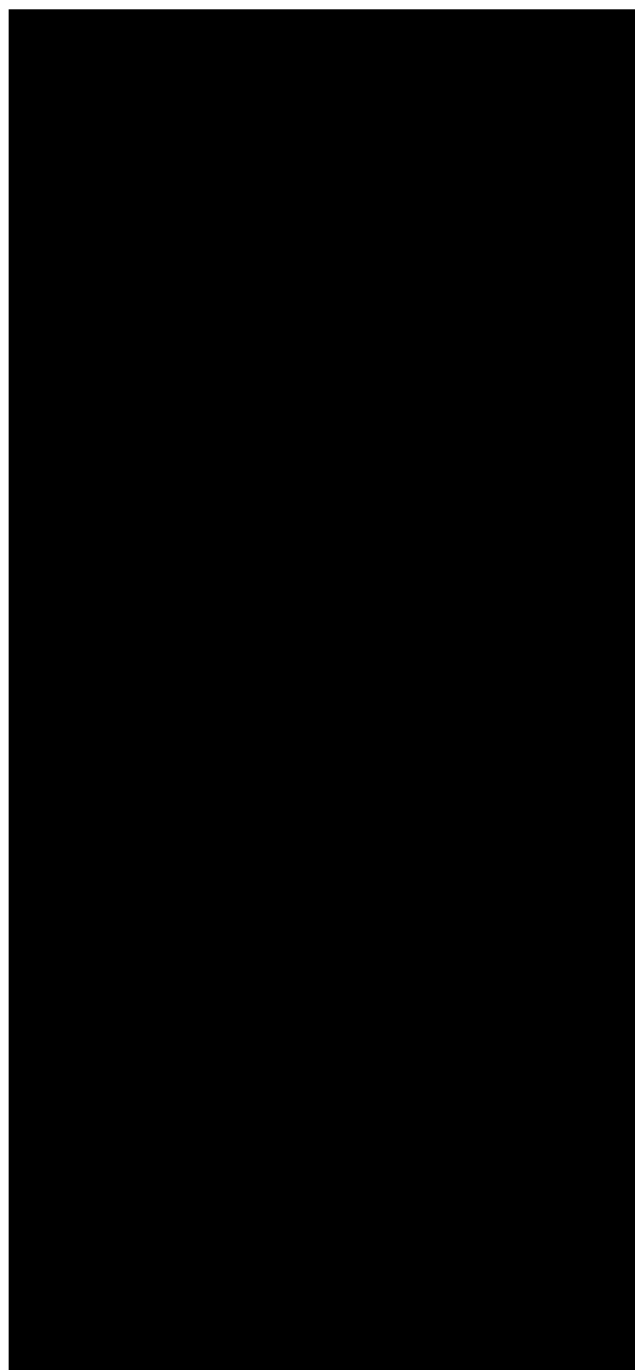
By signing this section you are declaring that, as far as you know, the information you have provided, including the plan and any supporting documents, is true. We will not accept any application that is not signed.

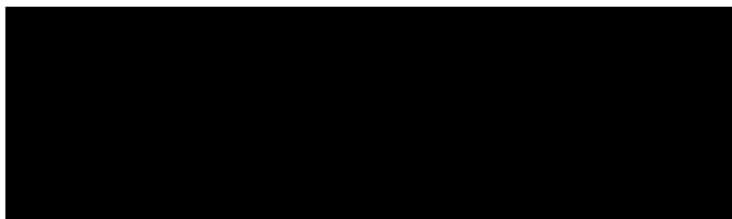
- If you are applying as a company which has trustees, all trustees must sign the declaration.
- If you are applying as a limited company, a company secretary or a director must sign the declaration.

Next steps

Please return the form **1a 'Application for Ordinary Watercourse Land Drainage Consent'** and any supporting documents to the Land Drainage Team within the Local Authority (the District or Borough Council) for your area. See below for the contact in your area.

If you need help filling in this form, please contact your relevant District or Borough Council or West Sussex County Council.





If you are happy with our service, please tell us. It helps us to identify good practice. If you're not happy with our service, please tell us how we can improve it.

Please tell us if you have any communication needs such as needing information in a different language or alternative format (for example, in large print, in Braille or on CD).