

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2020 08:35
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/62/20/PL

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Save the environment - think before you print.

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 22 December 2020 15:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: WA/62/20/PL

Engineers comments in respect to surface water drainage;

It is noted that the applicant proposes to discharge surface water runoff from the proposed development into a reservoir for water recycling purposes (ie. irrigation). The proposal will also incorporate a controlled outflow to the existing watercourse. No infiltration to ground is proposed which is considered reasonable for this proposal. However, it is noted that winter groundwater monitoring is proposed – this will help inform the design of the reservoir, etc.

The applicant should note that discharge rate from the reservoir must be restricted to at least Q_{bar} . There may be a discrepancy within the Flood Risk Assessment in terms of the calculated Q_{bar} rate and the controlled outflow rate from the reservoir, so this will need to be discussed. The inlet into the reservoir will also need to be designed against a surcharged outfall. The construction of the proposed new ditch providing connectivity from the reservoir to the existing watercourse must not increase flows downstream ie. needs to account for potential groundwater and surface water run-off from the surrounding land.

Land drainage consent is required for the new ditch and the culverting of any ditches to facilitate vehicular access.

A distance of at least 3 metres must be achieved between the top of the bank of any watercourse/ditch and any proposed structure. This appears to be not being achieved, so there will need to be some tweaking to the layout ie. the cycle shelter, tanks, etc.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

PCENG D2 (AMENDED)

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels ~~and winter Percolation testing to BRE 365, or similar approved~~, will be required to support the design. ~~of any infiltration drainage~~. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

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:

INFORM D2

“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.”

PCENG D4

“Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.”

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. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services

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From: Planning.Responses

Sent: Monday, November 9, 2020 11:18:34 AM (UTC+00:00) Monrovia, Reykjavik

To: Land Drainage

Subject: Planning Consultation on: WA/62/20/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:	WA/62/20/PL
Registered:	5th November 2020
Site Address:	Lower Farm Yapton Lane Walberton BN18 0AS
Grid Reference:	498093 104586
Description of Works:	Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10th December 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

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

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020