From:	Martin.Brightwell
Sent:	07 December 2020 08:09
To:	Stephen.Astles
Cc:	Emma.Parkes; Madeleine.Hartley; Nicola.Pettifer; Liz.Dalrymple-White
Subject:	FW: Planning Application Consultation - DC/20/0907
Attachments:	ufm6.pdf

Planning Application DC/20/0907
Retrospective application for the creation of an access and track to a subdivided plot
Land To The West of Northlands Lane Fryern Road Storrington West Sussex

Recommendation; Objection

With reference to the above mentioned planning application, I have the following comments.

Notwithstanding the recent submission of information regarding the construction of the structure and the purported type of vehicles to access the plot, I would object to this retrospective planning application.

Firstly if access to the field plot is required by the applicant's claimed vehicle type then I would suggest the structure can be an '*clear open span'* type avoiding the need for culverting.
This type of structure ('*clear span')* if positioned appropriately would have no effect on the existing roadside ditch's ability to convey water and subsequently not require '*Ordinary Watercourse Consent'.*

Secondly as previous recommended (Planning Informative);
Under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent.
Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.
Therefore any 'consent' for culverting will need to comply with the current 'West Sussex LLFA Culvert Policy'. (see link below.)
https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/#

General Notes; Minimum Culvert Size.
450mm diameter is the minimum recommended size for any culvert.
A culvert needs to be appropriately sized to cope with storm flows and conditions as well as the area of land that the culvert will drain.
Hydraulic assessment will be required as part of any Consent application to determine the appropriate size of culvert.

Finally it should be noted that the existing roadside ditches along Northlands Lane are in '*Riparian Ownership'.*
Therefore the adjacent landowners have Riparian rights & responsibilities.
Riparian ownership - your responsibilities (see link below)
If you have a watercourse, ditch, stream, river or culvert on or next to your land you are known as a 'riparian owner'. Riparian owners are responsible for the maintenance and upkeep of watercourses on their land to ensure that they are not a flood risk to other people or property.
https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/managing-flood-risk/

Regards

Drainage Engineer – Strategic Planning

-----Original Message-----
From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 17 November 2020 20:48
Subject: Planning Application Consultation - DC/20/0907

Please see the attached consultation letter from Horsham District Council
Re:DC/20/0907

HDC – Internal Consultation

To: Mr Martin Brightwell
Property Services - Drainage

App No: DC/20/0907
Case Officer: Steve Astles
Direct Line: 01403 215 174
Date: 17th November 2020

Retrospective application for the creation of an access and track

Land To The West of Northlands Lane Fryern Road Storrington West Sussex

Please may I have your observations on the above mentioned planning application within the next 21 days. **Date comments required by:** 08/12/20

Details of the application can be viewed through our Public Access webpage https://public-access.horsham.gov.uk/public-access/ , or on the Case Officers file.

Emma Parkes
Head of Development