

Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Our reference: CSC1226

17th October 2024

Arun District Council
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

via Planning Portal

Dear Sir/Madam,

Lidl Great Britain Ltd

**Discharge of Condition 6 on Planning Permission BE/126/19/PL – Lidl, Feltham Relief Road, Bognor Regis
(Planning Portal Ref. PP-13492719)**

On behalf of my client Lidl Great Britain Ltd, please find enclosed an application for the discharge of Condition 6 on their planning permission ref. BE/126/19/PL, which relates to their store in Bognor Regis. This permission was issued in March 2020 and Condition 6 requires submission and approval of the surface water drainage design.

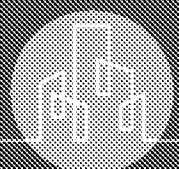
The application comprises:

- This covering letter.
- 'Surface Water Drainage, Condition 6 Re-submission' (Mayer Brown, ref. LIDLBOGNOR.10-DTN).
- Application fee of £145 (being paid via bank transfer to Planning Portal).

Condition 6 was originally discharged back in October 2020, under application BE/70/20/DOC. Condition 10 on the planning permission also requires final as-built drawings and a verification report for the drainage system, and on seeking to discharge that condition it became apparent that the system as constructed did not fully accord with the approved design. As a result of that a further submission to discharge Condition 6 a second time (ref. BE/95/22/DOC) was made in August 2022, which detailed the system as built. That application was refused on the basis of the Council's drainage officer maintaining that several issues had not been addressed.

The enclosed report details the design of the surface water drainage, and is almost identical to the previous submission, but now includes additional information in respect of maintenance and access and so is now considered to address all the matters that resulted in the refusal of the previous application. Part of the changes from the initial design that was approved in October 2020 has been the increased footprint of the detention basin, which was an issue for your drainage officer as it has meant that the 3m easement around the basin could not be achieved for the length adjoining the store building. The easement at that point has had to be reduced to 2.4m, but this has been agreed in principle with your drainage engineer Paul Cann. There should therefore be no reason why the surface water drainage design cannot be approved and Condition 6 discharged a second time.

The failure to successfully discharge all of the planning conditions on BE/126/19/PL has been noted by your compliance team (Jessica Ross/Tom Wicks), who have threatened enforcement action for



a failure to discharge Conditions 6, 7 & 10. The enclosed application should now enable Condition 6 to be discharged. In respect of Condition 7, this requires details of any proposals to discharge flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses: as detailed in the enclosed report, the method and rate of discharge into the adjacent watercourse remains unchanged, was previously considered to be acceptable and the condition discharged under application ref. BE/70/20/DOC. The development is therefore considered to be in compliance with Condition 7.

In respect of Condition 10, that requires submission of the final as-built plans and a verification report. An application to discharge that condition will therefore be submitted once Condition 6 has been discharged and the contractors have completed the changes now proposed to be incorporated in the new design.

I look forward to receiving confirmation that you have registered this application and in due course the discharge of Condition 6. You will be consulting your drainage team, but as noted above this amended design has been put together in consultation with them, and has been agreed in principle. A swift approval should therefore be possible.

Yours faithfully



CHRISTOPHER TOOKEY
Director
CarneySweeney



Encs

cc James Mitchell – Lidl Great Britain Ltd

