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Mr M Whitwell
Mountford Pigott LLP
Ocean House
50 Kingston Road
New Malden KT3 3LZ

22 September 2021

Please ask for:
Michael Eastham
Planning Department
Direct Line: 01903 737772

Our Ref: BE/110/21/DOC

Dear Mr Whitwell,

Part 5 of the Town & Country Planning (Development Management Procedure) Order 2015
Approval of details reserved by condition imposed under ref. BE/135/18/PL relating to
Condition No. 13 (full permission) regarding details of any discharge flows to watercourses;
or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to
the Salt Box site.

Land at Salt Box, West of Shripney Road, Bognor Regis

Notification regarding the above application:

Condition 13 (full planning permission)

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 landowners 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by this condition**

The information submitted regarding Condition 13 imposed on the full planning permission relating to details of any discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction

of any watercourse on or adjacent to the site for Units 2, 4, 5, 6, 7 and 8 at the Salt Box site is refused and the condition is hereby not part discharged.

It is evident that substantial changes have been made to the drainage since the approval. A review of these changes has been completed. Levels at some manholes are considerably different between the approved design and as built drawings, the difference in levels is in excess of 50mm in some areas. It appears that at one location an outgoing invert is significantly above the incoming invert to the chamber, and in others downstream inverts are higher than the invert levels of upstream attenuation crates.

Due to the number of discrepancies and the potential significance of these the surface water drainage network would need to be remodelled and updated calculations would need to be provided to demonstrate whether the drainage as constructed meets policy requirements.

Pipe diameters and slopes have not been confirmed. If the fall of a pipe is different over its length, but the distance is the same, the slope of the pipe simply cannot be the same. Gully locations and levels have changed from those designed, gully cover levels have not been labelled on drainage plans.

The type of channel drains constructed are different to that approved. Details of the exact channel drains constructed have not been supplied to evidence that these are suitable for the loading conditions and are appropriately sized to drain their catchment areas.

The headwall angles have been altered since approval. No evidence has been submitted to prove that the relevant consents (FRAP and Land Drainage Consent) apply to the revised headwalls.

The information presented is insufficient to evidence that the as-built drainage meets policy requirements, contrary to Policy W DM2 and Policy W DM3 of the Arun Local Plan and the National Planning Policy Framework.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning
Arun District Council