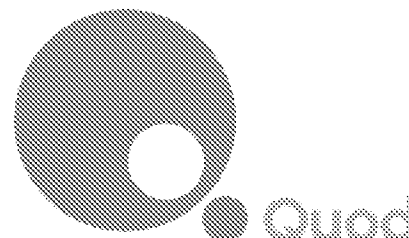


our ref: TR/Q50031
your ref: BE/73/14/PL
email: [REDACTED]
date: 25 September 2014



Head of Planning
Arun District Council
Arun Civic Centre
Maltrevers Road
Littlehampton
West Sussex
BN17 5LF

Submitted via Planning Portal
PP-03683504

FAO Neil Crowther

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT OLDLANDS FARM, SHRIPNEY ROAD, PO22 9NN
APPROVAL OF DETAILS RESERVED BY CONDITION 5 (SURFACE WATER DRAINAGE SCHEME) AND 10
(SURFACE WATER DRAINAGE STRATEGY) RELATING TO PLANNING PERMISSION REF. BE/73/14/PL (DATED
28 AUGUST 2014)
DISCHARGE OF CONDITION APPLICATION SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LIMITED
AND HANBURY PROPERTIES LIMITED

We are instructed by our client, Bericote Properties Limited, to submit the enclosed details of the Surface Water Drainage Scheme pursuant to Conditions 5 and 10 of planning permission ref. BE/73/14/PL, dated 28 August 2014, relating to the erection of 2no. detached industrial/distribution units at land at Oldlands Farm, Shripney Road, PO22 9NN.

The following documents are submitted in support of the application and included within this letter, and are referenced where relevant:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. BE/73/14/PL, dated 28 August 2014); and**
- **Phase 1 Drainage Condition Report (ref. R/14443/009).**

A cheque for £97 has been sent to the Council today under separate cover. This is the requisite amount for a discharge of condition application.

a) Background

Planning permission was granted for the erection of 2no. detached industrial/distribution units on 28 August 2014 (ref. BE/73/14/PL). Specifically, consent was granted for:



Quod | Ingeni Building 17 Broadwick Street London W1F 0AX [REDACTED] www.quod.com

Quod Limited. Registered in England at address No. 717168.

“Erection of 2no. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area.”

The permission was subject to 25 conditions. Of particular relevance to the enclosed submission are the details pursuant to the surface water drainage scheme (condition 5 and 10). These conditions require the surface water drainage details to be submitted and approved in writing by the local planning authority and ensure that the development is carried out in accordance with this document.

Condition 5 is a pre commencement of development Condition and requires the enclosed Surface Water Drainage Scheme to be submitted to and approved by the Local Planning Authority. Condition 10 is a prior to occupation Condition and requires the development to be carried out in accordance with the approved Surface Water Drainage Strategy as set out in the previously approved Flood Risk Assessment (R/14443/001) and for provision to be made within the site to prevent surface water draining onto the public highway in accordance with the plans and details provided within the Strategy. Full details of the conditions are provided below.

b) Condition 5

This submission seeks to provide information on two Conditions attached to the planning permission. Condition 5 which relates to the surface water drainage scheme:

“Prior to Commencement of Development or phase of development 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.”

Details of the surface water drainage scheme are provided in the enclosed report prepared by Hydrock (ref. R/14443/009). This provides the necessary details to discharge Condition 5.

c) Condition 10

Hydrock’s report also deals with Condition 10, which states:

“The Development shall be carried out in accordance with the surface water drainage strategy as set out in the approved Flood Risk Assessment prepared (R/14443/001) which is based on sustainable drainage principles and provides an assessment of the hydrological and hydrogeological context of the development. In accordance with the details within the FRA, the development must ensure that surface water run-off generated up to and including the 1 in 30 year and 1 in 100 year for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event (as stated within the approved FRA (R/14443/001); and pollution prevention measures as set out in the approved FRA are implemented.

Prior to First Occupation the complete surface water drainage system serving the phase within which that Building is situated has been implemented in accordance with the agreed details (which may be revised from time to time with the written approval of the Planning Authority).

Prior to First Occupation provision shall be made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.”

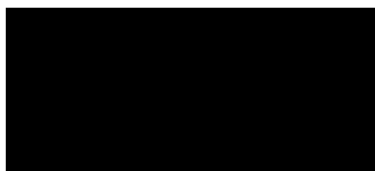
In summary, the evidence provided in support of discharging Conditions 5 and 10 is sufficient and accords with the reason provided for the Conditions. The Conditions can therefore be duly discharged in full.

d) Summary & Conclusions

We are instructed by Bericote Properties Limited to submit the enclosed application to discharge condition 5 and 10 of planning permission BE/73/14/PL, dated 28 August 2014. The requisite details have been provided to demonstrate that Arun District Council can now discharge the relevant conditions.

We trust that this information is sufficient for you to register this application and discharge the relevant conditions outlined within this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact me.

Yours faithfully,



Tim Rainbird
Director