

Mr Chris Dartnell
Chris Dartnell
Rookwood House
Llanwern
Newport
NP18 2DS

Our ref: SX/2008/103545/02-L01
Your ref: BE/1/08
Date: 13 March 2008

Dear Mr Dartnell

OUTLINE APPLICATION FOR MIXED USE EMPLOYMENT (CLASS B1 HIGH QUALITY BUSINESS PARK COMPRISING UP TO 19,500 SQM GROSS FLOORSPACE) AND RETAIL (CLASS A1 GROCERY STORE UP TO 4,459 SQM NET SALES AREA) TOGETHER WITH PARKING, NEW HIGHWAY & ASSOCIATED SERVICING, INFRASTRUCTURE & LANDSCAPING - LAND AT OLDLANDS FARM SHRIPNEY ROAD BOGNOR REGIS

Thank you for your letter dated 27th February in response to our letter to Arun District Council of 1st February 2008 in which we objected to the above proposal. Please quote our reference number on any further correspondence.

With regard to the additional information that you have provided our comments are set out below.

Sequential Test

Whilst we agree that it is the Local Authority's responsibility to apply the Sequential Test we will object to major developments where no evidence that this test has been satisfied, in accordance with Planning Policy Statement 25 (PPS25), have been provided.

With regard to the role of the developer this is outlined in paragraph 22 of PPS 25. Here the responsibilities of the owner/developer are outlined, advising that "*those proposing development are responsible for (inter alia) demonstrating that it is consistent with the policies in this PPS and those on flood risk in the LDD*".

We advise that a developer in collaboration with the Local Planning Authority undertake the Sequential Test in order to demonstrate that no alternative sites are available in a lower flood risk zone than Zone 3a. In the absence of this evidence we

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will maintain our objection.

Surface Water Drainage

Your confirmation is noted that the point of discharge to the Lidsey Rife watercourse system is within the red line of the planning application and that the on site storage will be protected from back flow.

In order for us to judge if sufficient land is set aside for surface water storage, we require data on the historic level in Lidsey Rife and the duration and height of its flooding. In addition we require a calculation of the volume of storage required to accommodate the design surface water run off from the development in those conditions. In the absence of these data, we will continue to object to the planning application.

As previously stated in our objection letter on receipt of further information in respect of the above two matters we would be in position to progress the removal of the objections to the proposed development.

If you require any further information please do not hesitate to contact me in the first instance.

Yours sincerely

Hannah White
Senior Sustainable Development Planner

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cc Arun District Council