



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

3 June 2020

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

Our Ref: BE/21/20/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 discharge flows to watercourses.

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 **PART APPROVE details reserved by this condition**

The following information submitted regarding Condition 13 imposed on the full planning permission relating to the submission of full details of discharge flows to watercourses for Unit 2 and the Estate Roads; and for Units 4, 5 and 8 is part approved and the condition is hereby part discharged.

Documents

SAL-HYD-XX-ZZ-RP-C-0010 Rev. 06 – Technical Design Note: Unit 2 and Estate Road Drainage Details.

SAL-HYD-XX-ZZ-RP-C-0011 Rev. 08 – Unit 2 and Access Road Operation and Maintenance Drainage.

SAL-HYD-PH2-ZZ-RP-C-0020 Rev. 02 - Technical Design Note: Phase 2. Units 4, 5 and 8 Drainage Strategy.

SAL-HYD-PH2-ZZ-RP-C-0021 Rev. 02 – Phase 2 – Units 4-8 Operation and Maintenance Drainage.

Plans

- SAL-HYD-PH1-ZZ-DR-C-7010-P09 - Unit 2 Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7020-P12 - Access Road Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7110-P04 – Headwall details
- SAL-HYD-PH2-ZZ-DR-C-7012_P05 – Units 1 & 9 Drainage Link – Sheet 2

Condition 13 will be fully discharged when the details of the discharge flows to watercourses for Units 6, 7 and 9 have been submitted and approved by the Local Planning Authority.

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

Yours sincerely,



Neil Crowther
Group Head of Planning
Arun District Council