

DJEW/131/39/1

19 March 2019

Arun District Council
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Littlehampton
West Sussex
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Manchester M2 2BY

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Dear Sir or Madam

Re: Application to Discharge Conditions 17, 24, 25, 31, 32, 33, 34, and 39 in respect of Phase 1A of Planning Permission Ref: BE/61/13/- Hybrid Application - 2: Outline application for 33,116 sq.m of mixed commercial and industrial uses, comprising A1, A3, A5, B1, B2 and B8, with associated works and landscaping at Oldlands Farm, Steyning Way, Bognor Regis, PO22 9NN.

We act on behalf of Hanbury Properties Ltd and are instructed to submit a planning application seeking approval of details reserved by condition in respect of the above described development. The application was formally approved by Arun District Council on 19 March 2014, with a number of conditions requiring discharge prior to construction and occupation. Accordingly, we seek to discharge the following conditions:

Condition:	Topic:	Status of Condition:
17	Ecology	Prior to occupation
24	Flood Risk & Drainage	Prior to commencement
25	Flood Risk & Drainage	Prior to commencement
31	Flood Risk & Drainage	Prior to commencement
32	Flood Risk & Drainage	Prior to commencement
33	Flood Risk & Drainage	Prior to commencement
34	Flood Risk & Drainage	Prior to commencement
39	Construction Management Plan	Prior to commencement

This application has been submitted via the Planning Portal (Ref: PP-07717169) on the 18th March 2019. We enclose the following documents relevant to the planning application:

- Condition 17
 - Ecological Protection & Enhancement Plan
- Condition 24
 - Attenuation and Outfall Plan
 - Discharge of Conditions Letter
 - Drainage Strategy Plan
 - Hydrock Phase 1 Drainage Report
- Condition 25
 - Drainage Cover Letter Con 25
 - 4692-02 Storm Drainage Layout
 - 4692-20 Construction Details
 - 4692-21 Construction Details
- Condition 31
 - Drainage Cover Letter Condition 31

RAPLEYS LLP IS REGISTERED AS A
LIMITED LIABILITY PARTNERSHIP
IN ENGLAND AND WALES

REGISTRATION NO: 06996211

REGISTERED OFFICE:
TRUCKS & TRAILERS, HANLEY, BIRMINGHAM,
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REGULATED BY RICS

- Condition 32
 - 4692-03 Foul Drainage Layout Plan
 - 5204 100 Rising main Route
 - ES1541-502-02 Rev E Pumping Station
 - Drainage Cover Letter Con 32
- Condition 33
 - Drainage Cover Letter Con 33
- Condition 34
 - Oldlands Farm Ph1A SUDS Maintenance Plan
- Condition 39
 - Construction Management Plan

The planning application fee of £116 has been issued to Arun District Council and has been paid through the Planning Portal website.

Condition 17

Prior to the commencement of development for a phase an Ecological Protection & Enhancement Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall be based on the mitigation measures proposed in Section 6 of the Ecological Appraisal dated June 2013 and Section 4.0 of Additional Protected Species Surveys dated November 2013 prepared by Aluco Ecology and will include a programme of ecological monitoring to inform the long-term management of the site. The Plan will include an Annual Work Programme with clear timelines for each mitigation measure to be carried out for the upcoming 12-month period. The mitigation measures shall be implemented in accordance with the timescales set out in the agreed plan

Condition 24

No development hereby permitted shall commence until a scheme to provide compensatory flood storage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include:

- Amendments to the current provision (as set out in the submitted FRA, 13/0404/4692) to reflect as far as possible the impact of any changes in modelled levels as a result of updated modelling (where available).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme

Condition 25

No development of each phase shall take place until a surface water drainage scheme for the phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should:

- Demonstrate the surface water run-off generated up to and including the 1 in 100 year plus 30% 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 ref: 13/0404/4692).

- Consider pollution prevention measures. 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 in the event that any infiltration drainage is included within an approved scheme or schemes.

No building shall be occupied until 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).

Condition 31

Unless otherwise agreed in writing by the Local Planning Authority or it is agreed between the applicants and the Local Planning Authority that no oil interceptors are required in that phase no development in a phase shall take place until a plan showing details of any oil interceptor required for that phase has been submitted to and approved in writing by the Local Planning Authority. Such oil interceptor as may be approved shall be designed to intercept all surface water from areas to be used by vehicles and any other areas likely to be subject to contamination. The phase shall not be brought into use until the oil interceptor has been provided, and it shall thereafter be retained and maintained in a satisfactory condition. Roof drainage should not be passed through an oil interceptor.

Condition 32:

No works shall take place on a phase until details of the proposed means of foul water sewerage disposal for that phase have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Condition 33:

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Condition 34

Development shall not commence until full details of the proposed maintenance and management of the SUDs system for each phase is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SUDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Condition 39

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire

construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.

In parallel, we are also submitting details required for the discharge of the pre-commencement condition associated with reserved matters application BE/4/17/RES. This has also been submitted via the Planning Portal (Ref: PP-07712914)

I trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely,

Daniel Wheelwright
BA (Hons) MA Town & Regional Planning MRTPI
Associate - Town Planning

