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Mr S Dorricott
Boyle + Summers Ltd
Canute Chambers
Canute Road
Southampton SO14 3AB

01 March 2022

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

Our Ref: BE/4/22/DOC

Dear Mr Dorricott,

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. 12 (full permission) regarding surface water drainage at the Salt Box site.

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

Notification regarding the above application:

Condition 12 (full planning permission)

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme substantially in accordance with "Salt Box, Bognor Regis: Foul & Surface Water Drainage Strategy (for Landlink Estates), 17th October 2019, prepared by Hydrock, (Doc. Ref: SAL-HYD-XX-ZZ-RP-C-0001)" and Drawing No. "SAL-HYD-00-ZZ-DR-C-7000 Rev. P03 – Site Drainage Strategy" 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No unit shall be occupied until the complete surface water drainage system serving the unit has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Decision:

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

The information submitted regarding Condition 12 imposed on full planning permission BE/135/18/PL: relating to surface water drainage at Unit 9, at the Salt Box site is refused and the condition is hereby not discharged

The scheme fails to provide a satisfactory solution i.e. a pumping station is being proposed, which is not sustainable and does not align with the envisaged strategy. A gravity solution must be achieved. Any proposal also needs to be supported by relevant hydraulic calculations to prove that the design storm can be accommodated on site. It is hereby confirmed that the proposed discharge rate of 2.46 l/s meets the requirements of the 'Hydrock' overall strategy. The applicant should expand the use of permeable paving where possible to improve water treatment, and this could also aid in providing additional shallow storage. All cover/invert levels and pipe gradients/diameters need to be included on the layout plan.

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