



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

Our Ref: BE/4/22/DOC

Arun District Council
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01 March 2022

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

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. 45 (full permission) regarding levels at the Salt Box site.

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

Notification regarding the above application:

Condition 45 (full planning permission)

No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, and parking areas and the proposed completed height of the development have been submitted to and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and the surrounding area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

Decision:

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

The information submitted regarding Condition 45 imposed on full planning permission BE/135/18/PL: relating to levels at Unit 9, at the Salt Box site is refused and the condition is hereby not discharged.

In respect to **Condition 45**, the site levels impact on the site's surface water drainage scheme.

The surface water drainage scheme for Unit 9 submitted under **Condition 12** has been **refused** as it 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