

our ref: TR/Q50446

your ref:

email:

date:



Head of Planning
Arun District Council
Arun Civic Centre
Maltrevers Road
Littlehampton
West Sussex
BN17 5LF

FAO: Simon Davis

Submitted via the Planning Portal
(PP – 06084145)

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
MODIFICATION OF CONDITION 13 (DRAINAGE) OF PLANNING PERMISSION BE/94/15/PL (DATED 5 OCTOBER 2015) TO ALLOW AMENDMENTS TO THE APPROVED SURFACE WATER DRAINAGE SCHEME
WICKES, RAILSIDE RETAIL PARK, SHRIPNEY ROAD, WEST SUSSEX PO22 9FL
SUBMITTED ON BEHALF OF WICKES BUILDING SUPPLIES LIMITED

We are instructed by our client, Wickes Building Supplies Limited, to submit the enclosed Section 73 application in order to modify condition 13 (drainage) of planning permission BE/94/15/PL which granted permission for the development of a Wickes store (Class A1) on part of the former LEC refrigeration site, Shripney Road, Bognor Regis, PO22 9FL.

This application has been submitted via the planning portal (ref. PP-06084145) and the following information is sufficient to enable validation and to support the determination of the application:

- The Requisite planning application forms, duly completed;
- Certificate A & Agricultural Holdings Certificate;
- Site Location Plan (dwg. 13379-100);
- Flood Risk Assessment, prepared by Hydrock;
- Decision Notice (ref. BE/94/15/PL), dated 5 October 2015;
- Discharge of Condition 13 Decision Notice (ref. BE/13/16/DOC), dated 11 March 2016; and
- Detailed Drainage Design Drawings, prepared by Bradbrook:

Reference	Drawing Title	Scale
15-112/300 C2	Approved Drainage Scheme	1:200 @ A1
15-112/302 P1	Proposed Drainage Scheme	1:200 @ A1



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A payment for £195 has been made via the Planning Portal to cover the requisite planning application fee.

a) Introduction and Background

By way of background, Wickes has now completed construction of their new unit at Railside Retail Park, Shripney Road, West Sussex, which was granted planning permission in October 2015. The permission was subject to 20 conditions, of which, condition 13 required details of the proposed surface water drainage scheme to be submitted to and approved by the Local Planning Authority prior to commencement of development. For the avoidance of doubt, condition 13 states:

“Development shall not commence until full details of the proposed surface water drainage scheme 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, 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.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and retained thereafter in perpetuity.” (our emphasis)

The reason for the condition states:

“To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.”

Details pursuant to condition 13 were submitted to and approved by Arun District Council in March 2016 (ref. BE/13/16/DOC). A copy of the decision notice is enclosed as part of this submission.

Whilst Wickes Building Supplies have implemented the approved surface water drainage scheme which discharges into the existing culvert, as per the approved drawing 15-112/300 C2, there is now a desire to change the scheme to re-route the storm water drainage to the front of the site. Details of these amendments appear within the enclosed proposed drainage plan ref. 15-112/302 P1.

The application is being advanced on this basis.

b) Proposed Amendments

As mentioned, an amendment to the approved surface water drainage design is sought to revise the scheme to discharge storm water into the existing surface water connection that has been installed by Sainsbury's, which is located directly to the south of the site, as indicated on drawing 15-112/302 P1. In summary, the following amendments to the drainage scheme are proposed:

- A new storm water connection;
- Form a new manhole on line of existing private SW pipe;
- Connecting spur to accord with Sainsbury's Bognor Regis Post Construction Issue Drawing 'Engineering Layout' Ref. 00404 Rev X1, dated March 2012.

It has been confirmed by the structural engineer that the drainage calculations are not affected by the amendments to the storm water drainage alterations. The Flood Risk Assessment prepared by Hydrock as part of the baseline consent (ref. BE/94/15/PL) detailed this proposal within therefore has not been updated. A copy of that FRA is however enclosed as part of this submission for completeness.

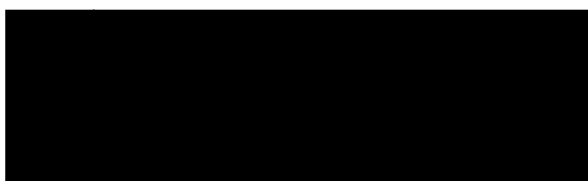
c) Summary and Conclusions

We are instructed by our client, Wickes Building Supplies Limited, to submit the enclosed Section 73 application in order to modify condition 13 (drainage) of planning permission BE/94/15/PL which granted permission for the development of a retail warehouse (Class A1) at Shripney Road, Bognor Regis.

The site owner however wants to change the existing drainage arrangement and to re-route the storm water drainage. This amendment forms the basis of this condition modification which looks to change the approved details. The revised engineering solution proposed does not affect previous drainage calculations so the submitted scheme is considered entirely acceptable and accords with the reason for imposing the condition. Planning permission can therefore be granted accordingly.

We trust the enclosed is sufficient for you to register and validate this planning application on receipt and without delay, and look forward to confirmation in due course. If for any reason this is not the case, please contact us immediately. We will be in contact with the relevant officer once the application is registered.

Yours faithfully,



Tim Rainbird
Director

Enc.

cc: Wickes Building Supplies Limited