



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: BE/71/17/PL

1 To Addressee

Ouod
 Ingeni Building
 17 Broadwick Street
 London
 W1F 0AX

2 Site Address

Unit 1 Railside Retail Park
 Shripney Road

 PO22 9FL

3 Description of Development

Application for variation of approved surface water drainage scheme pursuant to condition No. 13 imposed under planning permission BE/94/15/PL

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location plan dwg. 13379-100;
 Approved Drainage Scheme plan dwg. 15-112/300 Rev C10;
 Proposed Drainage Scheme plan dwg. 15-112/302 P1;
 Pump Station Details plan dwg. 15-112/500 P3;
 Sainsburys Engineering Layout Sheet 2 of 2 plan dwg. 00404 Rev X1;
 Xylem Letter ref 17-SALSHQ-00678 Alt. 1 Ver. 1 with Pump Description & Specification;
 Xylem Flygt 3153 Pump Installation, Operation and Maintenance Manual;
 and
 Bradbrook Maintenance and Periodic Inspection of below Ground Drainage and Ancillary Items.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

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The approved pumping station shall be regularly maintained in accordance with the submitted Xylem Flygt 3153 Pump Installation, Operation and Maintenance Manual in order to continue to be fit for purpose.

Reason: To ensure that the development continues to be satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: This permission does not alter any of the conditions previously imposed on application BE/94/15/PL. It does however alter the surface water drainage scheme as previously approved by discharge of condition application BE/13/16/DOC.

INFORMATIVE: As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail strongly recommends the developer contacts Asset Protection Sussex (AssetProtectionSussex@networkrail.co.uk) prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.

Case Officer: Mr S Davis

Date of Decision:

11 October 2017



Neil Crowther
Group Head of Planning

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the