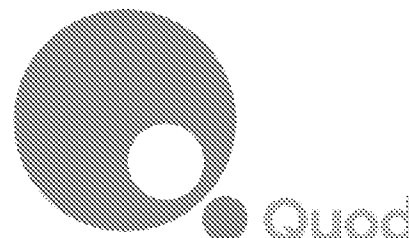


our ref: TR/Q50031
your ref: BE/61/13
email: [REDACTED]
date: 14 August 2014



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

Submitted via Planning Portal
PP-03597530

FAO Cian Cronin

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
OLDLANDS FARM, STEYNING WAY, BOGNOR REGIS, PO22 9NN
HYBRID PLANNING PERMISSION BE/61/13 DATED 19 MARCH 2014 FOR ACCESS AND ROAD AND FLOOD
COMPENSATION AREA (FULL) AND 33,116 SQUARE METRES OF MIXED COMMERCIAL AND INDUSTRIAL
USES, COMPRISING A1, A3, A5, B1, B2 AND B8 WITH ASSOCIATED WORKS AND LANDSCAPING (OUTLINE)
FULL DISCHARGE OF CONDITIONS 3 AND 6 (SURFACE WATER DRAINAGE SCHEME)
SUBMITTED ON BEHALF OF HANBURY PROPERTIES LIMITED

We are instructed by our client, Hanbury Properties Limited, to submit the enclosed application for full discharge of Conditions 3 and 6 (Surface Water Drainage) pursuant to hybrid planning permission BE/61/13, dated 19 March 2014. The submitted details relate to the 'full' element of the hybrid permission and specifically the access and road to be constructed under that consent.

The application has been submitted electronically via the Planning Portal under Ref PP-03597530 and the following information has been provided in support:

- **Application form, duly completed; and**
- **Access Road Drainage Strategy (R/14443/008);**

We have also made a BACS payment for the requisite fee of £97.

This discharge of condition application is submitted following the grant of a Section 96a approval (ref. BE/8814/NMA), dated 13 August 2014. That application sought non-material changes to the approved access road. The enclosed details are submitted pursuant to the amended road layout as approved under the NMA. Copies of the NMA approval and the hybrid decision notice are enclosed for completeness.

Full details of the relevant conditions are set out below.



Quod | Ingeni Building 17 Broadwick Street London W1F 0AX | 020 3597 1000 | www.quod.com

Quod Limited. Registered in England at above address No. 7170188.

Condition 3

“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”.

Condition 6

“No development shall take place until a surface water drainage scheme for the site, 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 yr 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed”

The enclosed report, prepared by Hydrock, provides all of the drainage details required to discharge these Conditions.

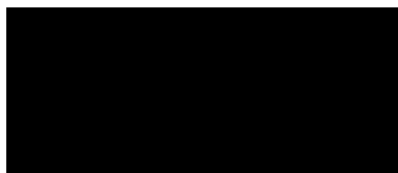
Finally, five separate discharge of condition applications have been submitted simultaneously for the partial discharge of Conditions 4 and 16 (Construction Management Plan); 5 (Flood Compensation Storage); 7 (Remediation Strategy); 13 (WSI for Archaeological Investigation); and 18 (Ecological Enhancement Scheme). Following approval of all six applications it is the Applicant’s intention to implement the access and road as approved under the ‘full’ element of the hybrid application (ref. BE/61/13). We would therefore be grateful of a prompt determination of all six applications to enable works to commence.



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We trust that this letter and the enclosed details provide you with sufficient information to enable Conditions 3 and 6 of BE/61/13 to be discharged in full. Should you wish to discuss this application further, or require any additional information, please do not hesitate to contact us. Otherwise, we look forward to receiving written confirmation that the application has been validated and registered.

Yours faithfully,



Tim Rainbird
Director

Enc.

cc: Hanbury Properties Limited