

EMAIL ONLY

Maria Tomalova
Senior Planning Officer

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Brighton
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Dear Maria

Application to Discharge Condition 5 & 6 of planning permission Y/151/20PL

I write, for and on behalf of my client, with respect to the grant of planning permission for the 'Permanent siting of temporary seasonal horticultural worker accommodation (8 mobile homes & 3 retrospective mobile homes), hardstanding & service building' at The Green House Sussex Ltd, Pollard Nursery, Lake Lane, Bognor Regis, PO22 0AD, issued in Decision Notice dated 05 March 2021 (application ref: Y/151/20PL).

For and on behalf of my client I now submit an application for the discharge of Condition 5 & 6.

As you are aware, the previous application to discharge Condition 5&6 (Y/88/21/DoC) was refused in Decision Notice, dated 20/08/21. During the course of this application and following receipt of the Council's Drainage Engineer's comments, a telephone discussion was held with the Officer to discuss comments and agree a way forward. This application therefore addresses concerns and proposes an alternative strategy to show a connection into the ditch rather than the pumped connection to the reservoir. In order to demonstrate such, this application is supported by 'Discharge of Condition Package', prepared by Ambiental Environmental Assessment, Ref 5877'.

Planning Condition 5

This application seeks discharge of Planning Condition 5 attached to the grant of consent. This states:

"Development shall not commence, other than works of site survey and investigation, 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, 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 building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property 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.”.

Planning Condition 6

This application also seeks discharge of Planning Condition 6 attached to the grant of consent. This states:

“The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing..”.

Design Philosophy

As set out in the encloses, soakaway tests were conducted at three locations and showed negligible infiltration into the shallow subsoils.

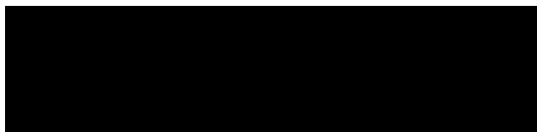
In light of such, with respect to the 8 mobile units, paving is proposed to be used as a storage medium and lined with an impermeable geomembrane. Runoff is to be drained via a 25mm orifice flow control and discharged at a controlled rate into the ditch north of the site. With respect to the 3 retrospective units the water is pumped to the on-site surface water system that serves the greenhouses and drains, by gravity, to the reservoir at the east of the wider site. Water from the reservoir is treated and used for irrigation in the greenhouses.

It is submitted the enclosed demonstrates that the development proposals can accommodate the necessary SuDS systems. In addition it is submitted existing arrangement are effective. In light of such, it is submitted the enclosed demonstrates proposals meet the surface water requirements of Conditions 5 and 6.

I trust this is all in order and look forward to registration of the application and positive determination as soon as possible.

Should you require any further information, please do not hesitate to let me know.

Yours sincerely



Laura Bourke BA MSc MRTPI

Senior Planner

Enclosed: Discharge of Condition Package, prepared by Ambiantal Environmental Assessment, Ref 5877.