

EMAIL ONLY

Maria Tomalova
Senior Planning Officer
maria.tomalova@arun.gov.uk

Mocatta House
Trafalgar Place
Brighton
BN1 4DU

23 June 2021

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 & 3retrospective mobile homes), hardstanding & service building' at The Green House Sussex Ltd, Pollard Nursery, Lake Lane, Bognor Regis, PO22 0AD.

Planning permission was issued in a 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. In addition to this letter, this application is supported by 'Discharge of Condition Packaged, Ambient 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..”.

Condition 5 requires the submission of full details of the proposed surface water drainage to serve the development prior to works commencing. Condition 6 requires the submission of details relating to discharge flows to watercourses prior to works commencing.

In order to inform drainage details, infiltration testing was undertaken by Your Environment in June 2021. This confirmed negligible infiltration at a depth of 600mm, see appendix IV of Discharge of Condition Packaged, Ambient Environmental Assessment, Ref 5877’.

As set out in the enclosed with respect to the new 8 mobile units, given the low infiltration for the storm runoff, the paving is proposed to be used as a storage medium but unlined to promote infiltration for very low rainfall events. Runoff from higher rainfall events is to be drained to a pump station and pumped to the existing rainwater system on the wider site. No storm water is proposed to be drained offsite.

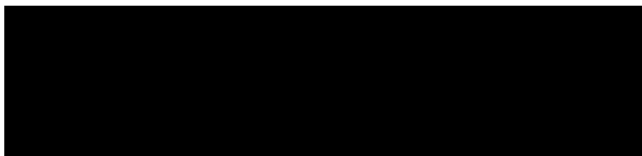
The 3 existing unit’s area currently drains to ground. The existing storm system drains runoff via gravity to the reservoir located at the eastern end of the nursery. This water is then re-used as irrigation water inside the greenhouses. This current system is to be unchanged.

as set out in the enclosed, all onsite SuDS and drainage systems will be privately maintained.

In light of the proposed arrangements it is respectfully submitted that the details contained within the enclosed report reflect and build on the details contained within the Surface Water Drainage and SuDS Assessment that supported the original application, and fulfil the requirements of both Condition 5 and Condition 6 of planning permission Y/151/20PL. On this basis, it is submitted that Condition 5 & 6 can be discharged.

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