Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Mrs Julia Davies
Architectura Design
White Walls Cottage
112b Limmer Lane
Bognor Regis
PO22 7LP

Date: 11th September 2025

Please ask for: Hebe Smith
Tel: 01903 737626

Your Ref:
Our Ref: AL/33/25/DOC

Dear Mrs Davies,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under AL/70/24/HH relating to condition 3 - surface water drainage scheme.
Stanwick Northfields Lane Westergate PO20 3UH

Notification regarding the above application:

Condition Number 3

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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. 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 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The condition cannot be discharged at this stage. The ADC Drainage Engineers were consulted on this application and have concluded that the supplied documents do not provide sufficient information to satisfy the requirements of the condition. Officers have reviewed the submitted information and the comments made by the Engineers and are of the view that this condition cannot be discharged at this time as it has not been sufficiently proven that the development will not increase flood risk elsewhere.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning