

turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 31st March 2026

Please ask for: Emma Sheppard
Tel:

Your Ref:

Our Ref: BE/141/25/DOC

Dear Mrs Barnes,

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 BE/150/22/OUT relating to condition 22-
surface water drainage scheme.

Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 22

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 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.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

Further to the advice of Arun Engineers, the following details are now acceptable and satisfy the

requirements of the pre-commencement condition:-

- 243912-BWB-EXT-XX-D-C-0500 A5 Rev C07 (Drainage Layout)
- 243912-BWB-EXT-XX-G-C-0537 A5 Rev C02 (SuDS Overview Plan & Masterplan Amendments)
- 243912-BWB-EXT-XX-D-C-0620 A4 Rev C01 (Finished Levels Site Sections - Sheet 1)
- 243912-BWB-EXT-XX-D-C-0621 A4 Rev C01 (Finished Levels Site Sections - Sheet 2)
- 243912-BWB-EXT-XX-D-C-0520 A4 Rev C01 (Drainage Longsections Storm Water)
- 243912-BWB-EXT-XX-D-C-0521 A4 Rev C01 (Drainage Longsection Foul Water)
- 243912-BWB-EXT-XX-D-C-0560 A4 Rev C01 (Drainage Construction Details Sheet 1)
- 243912-BWB-EXT-XX-D-C-0561 A4 Rev C01 (Drainage Construction Details Sheet 2)
- 243912-BWB-EXT-XX-D-C-0562 A4 Rev C01 (Drainage Construction Details Sheet 3)
- 243912-BWB-EXT-XX-D-C-0720 A4 Rev C01 (External Construction Details)
- 243912-BWB-EXT-XX-D-C-0630 A4 Rev C03 (Earthworks Strategy).

The condition requires the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning