

BE/142/25/DOC Oldands Farm

From Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Date Wed 29/04/2026 11:18
To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (19 MB)
Drainage O&M Guidance [S2-P03].pdf;



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Working days Thursday & Friday

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From: Karen Barne [REDACTED]
Sent: 08 April 2026 14:29
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>; Taylor Cherre [REDACTED]
Cc: Tom Bir [REDACTED]
Subject: RE: Oldlands Farm

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Good afternoon Emma,

Further to the comments received relating to condition 24 BE/142/25/DOC, and the approved drainage layout, I attach a Drainage Operation & Maintenance Guidance document (prepared by BWB, ref. 243912-BWB-ZZ-XX-RP-C-0001).

I trust this is sufficient to discharge the requirements of condition 24. Will ADC Drainage Engineers need to be re-consulted?

Regarding other outstanding pre-commencement conditions:

- Condition 9 (contamination) – following Taylor's email to you dated 31st March 2026, are you able to provide written confirmation from ADC that they are content that the pre-commencement requirements of condition 9 has been met?
- Condition 15 (fire hydrants) – we will submit a drawing that shows distances between the fire hydrants are no more than 90m apart, and that there is a fire hydrant within 90m of the entrance of the buildings. As the consultation response states, this is required by Building Regulations and so would be achieved outside of the remit of the planning process regardless. I trust this will be sufficient to discharge the requirements of the condition.
- Condition 23 (discharge to watercourse) – I assume this can now also be discharged given that:
 - we are not discharging to a watercourse;
 - condition 22 (surface water drainage) has been approved; and
 - the RM has been approved

I note the latest consultation response from ADC Drainage Engineers on this condition dated 17.09.2025 states no objection:

"We have no objection to the discharge of this condition on the basis that the proposals do not seek to connect directly to a watercourse. However it should be noted that as Reserved Matters is yet to be approved, and should the site layout and associated drainage proposals change to then require a direct discharge to a watercourse then the applicant will need to reapply to discharge this condition."

If it would be helpful to discuss any of the above further, we would be happy to do so.

Many thanks,
Karen

Karen Barnes

Associate Director

Mob [REDACTED]
[REDACTED]

Turley



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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

Sent: 31 March 2026 15:22

To: Taylor Cherrett [REDACTED]; Karen Barne [REDACTED] >

Subject: Oldlands Farm

Good afternoon both,

Firstly, it gives me great pleasure to say condition 22 (BE 141 25 DOC) has been formally discharged and the decision notice should be with you by COP today. Thank you for your patience on this.

In respect of BE 142 25 DOC, we are just waiting on the maintenance manual information. Once received, I shall send directly to Terry for his review. Bearing in mind Easter is upon us, and no doubt people being on leave, would you be agreeable to extend the time until Friday 24th April.

Fire hydrants – awaiting a plan once Karen had spoken to Pannatoni.

Condition 9 was discharged, as previously stated (BE/16/24/DOC).

Condition 10 was part approved (DN BE 25/25/DOC attached) based on the report submitted at the time. As discussed earlier, it seems that there could have been some mis communication in respect of the validation report. I will await the information we spoke about Taylor.

I hope that provides some comfort for now.

Please note the change to my working days

Kind regards,

Emma

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