

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 2nd June 2026

Please ask for: Emma Sheppard
Tel:

Your Ref:
Our Ref: BE/142/25/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 24-
maintenance and management of surface water drainage system in a site specific maintenance
manual.
Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 24

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

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. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

The submitted information has been reviewed by our Drainage Engineers. They have recommended that the condition is discharged. Having reviewed their comments, the information in the document below is accepted with regards to the discharge of this condition.-

DRAINAGE OPERATION & MAINTENANCE GUIDANCE, 243192-BWB-ZZ-XX-RP-C-0001 Rev P04

dated 15th May 2026

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 flourish and a period.

Neil Crowther
Group Head of Planning