

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Date: 1st May 2026

Please ask for: Emma Sheppard
Tel:

Your Ref:

Our Ref: BE/29/25/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 reference BE/150/22/OUT relating to
condition number 23 - discharge to a watercourse or culvert.
Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Notification regarding the above application:

Condition Number 23

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 and in accordance with current policies. No construction is permitted, which will restrict current and future landowners 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.

Decision:

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

Details have been submitted which demonstrate there will be no discharge to a watercourse.

Arun Engineers raised no objection to the discharge of this condition. The LLFA comments can be disregarded on the basis that the proposals do not seek to connect directly to a watercourse,

confirmed through approval of condition 22 of BE/150/22/OUT (surface water drainage) and BE/16/25/RM.

The condition is therefore fully discharged insofar as the submission of details relates.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a period.

Neil Crowther
Group Head of Planning