Arun District Council
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West Sussex BN17 5LF
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Miss Rachel Ballam
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Date: 7th October 2025

Please ask for: Mr D Easton
Tel: 01903 737500 ex37361

Your Ref:
Our Ref: BN/157/24/DOC

Dear Miss Ballam,

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 BN/149/22/PL relating to condition number 6 - surface water drainage scheme, condition number 7 - discharge to a watercourse and condition number 8 - maintenance and management of the surface water drainage system.
Land South of Barnham Station Barnham

Notification regarding the above application:

Condition Number 6

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme (SWDS) have been submitted to and approved in writing by the Local Planning Authority. The SWDS will include details of the phases of construction and how each phase will be able to operate in isolation from later phases. The SWDS will be constructed in accordance with the phasing plan and the order in which phases are set out. 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. 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: As amended as part of this application and 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 and policy ES1 of the Barnham and Eastergate Neighbourhood Plan.

Decision:

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

The submitted information has been reviewed by the Council's Drainage Engineers who have advised that the information is not fully coordinated and some responses to outstanding matters are inadequate.

The full list of outstanding matters can be found on the Arun District Council website titled 'Surface Water Drainage Comment Tracker" which is on the Council's website dated 02.10.2025.

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

Yours sincerely



Neil Crowther
Group Head of Planning