

Mr Richard Stefanski
JJR Designs
Suite 6a, Church House
94 Felpham Road
Felpham
PO22 7PG

Date: 25th November 2025

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: BR/129/25/DOC

Dear Mr Stefanski,

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 BR/159/22/PL relating to condition number 7 - surface water drainage scheme.

5-11 Aronel Cottage Nursing Home Highfield Road Bognor Regis PO22 8BQ

Notification regarding the above application:

Condition Number 7

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 **REFUSE** details reserved by condition for the following reasons:

Condition 7 of BR/159/22/PL is hereby refused.

Further to two rounds of consultation with our Drainage Engineers, outstanding issues remain. These include consideration of the impact on trees on site, the risk of blockage within the system, and the provision of detailed levels for elements of the design. The SuDS proposal is not considered multifunctional, as it has also failed to deliver amenity and biodiversity benefits.

Please note that planning application BR/159/22/PL is due to expire on 30 November 2025. The agent is aware of this and has also been advised that another pre-commencement condition (Condition 4) remains outstanding. To date, no submission has been made in this respect. Given the short timeframe remaining to submit and obtain approval for these details, it is likely that this application will expire.

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