

Labsport Ltd
Unit 3
Aerial Way
Hucknall
Nottingham
NG156DW

Date: 19th January 2026

Please ask for: Amber Willard
Tel: 01903 737942

Your Ref:

Our Ref: BR/194/25/DOC

Dear Mr Keeley,

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 BR/236/24/PL relating to condition 4-surface water drainage scheme.
Bognor Regis Football Club Nyewood Lane Bognor Regis PO21 2TY

Notification regarding the above application:

Condition Number 4

Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The full details submitted for approval shall include:

1. Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events:
 - a) 100% Annual Exceedance Probability
 - b) 10% AEP + climate change allowance
 - c) 3.3% AEP + climate change allowance
 - d) 1% AEP + climate change allowance

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

6. Detailed drainage plans conforming to Local Planning Authority guidance,
7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Arun Local Plan policy W DM3 and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure surface water drainage is acceptable prior to the construction commencing.

Decision:

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

The council drainage engineers have objected to the discharge of the condition with the following comments. The current proposal is to discharge (via pumping) surface water runoff from the football pitch into the foul sewer network. The NSfS does not consider discharges of surface water to foul sewer networks as a recognised option. The proposals also intend to pump surface water rather than to use gravity.

The information submitted is not adequate to discharge the condition as the connection proposed is not a recognised disposal location in the National Standards for SuDS.

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