

Savills
74 High Street
Sevenoaks
Kent
TN13 1JR

Date: 19th August 2026

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: CM/11/26/DOC

Dear Ms Keyte,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under CM/12/25/PL relating to condition 3- Surface Water Drainage.

Rigates Climping Street Climping BN17 5RQ

Notification regarding the above application:

Condition Number 3

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 policies W DM3 and W SP1 and the NPPF.

Decision:

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

Condition 3 of CM/11/26/PL is hereby refused.

Further to the initial comments from our Engineers, additional information was provided by the agent. However, this has not fully addressed the concerns raised, and as such, the Engineers maintain their objection to the proposed surface water drainage scheme. This position is agreed with.

An objection is made in relation to Standards 1, 2, 3, 6 and 7. Fundamentally, the discharge location has not been demonstrated, and it has not been proven that the proposal will not increase the risk of flooding or adequately account for the existing flood risk on the site.

Full comments from our engineers are available online and should be reviewed prior to the submission of any further application to discharge this condition.

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 small dot.

Neil Crowther
Group Head of Planning