

Ivon Blumer Architects Ltd
Orchard House
41 West Drive
Aldwick
PO21 4LZ

Date: 19th November 2025

Please ask for: Harry Chalk
Tel: 01903 737577

Your Ref:

Our Ref: FP/158/25/DOC

Dear Blumer,

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 FP/175/07 relating to condition 7-surface water drainage (please see FP/159/25/DOC for discharge of conditions 2- hard surfaces treatments, 5-vehicle parking, 6-access details, 8-visibility splays and 9-hard and soft landscaping).

Outerwyke Farmhouse 55 Felpham Way Felpham PO22 8PU

Notification regarding the above application:

Condition Number 7

The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Decision:

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

Following review of the submitted information, the imposed condition is only applicable to components of the permission that would contribute to surface water runoff. This is primarily only applicable to the approved hardstanding that serve as the proposed driveway and parking areas. The submitted details confirm that the proposed driveway and parking areas consist wholly of 'Permeable Breendon (self binding) Golden Amber gravel' and '10mm washed sea shingle in a plastic grid'. Both materials are permeable surfaces and mimic natural infiltration drainage, allowing surface water to infiltrate to ground without adding to surface water runoff. The site is not subject to any areas of surface water flood risk, and the proposal includes a drainage channel across the entrance linked to a 1 cubic metre cellular soakaway to ensure any surface water runoff that does proceed towards the highway, will be diverted.

No investigations into the viability of the soakaway have been provided, so its effectiveness is

undetermined. However, as the proposed hardstanding areas will not generate any materially significant levels of surface water runoff and will mimic the natural drainage of the site, there will be no material increase in surface water runoff caused by the approved development for the drainage channel to intercept.

On this basis, the submitted details are sufficient and this condition is discharged in so far as submission of details relates and refers to the following submitted information:

- Proposed Site Layout IBA/611/PC02 (Dated: 26/09/25).

The development must be constructed in accordance with the approved details.

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