

Hay Associates Limited
4100 Park Approach
Thorpe Park
Leeds
LS15 8GB

Date: 7th January 2026

Please ask for: Silvie Steiningerova
Tel: 01903 737702

Your Ref: Mr Hay
Our Ref: FP/181/25/DOC

Dear Mr Hay,

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/32/25/S73 relating to conditions 6-surface water drainage, 7-maintenance and management of surface water drainage and 23-sewerage network enforcement (please see FP/180/25/DOC for conditions 3-colour schedule of materials and finishes, 11-non-licenced Great Crested Newt Method Statement, 12-Construction Environmental Management Plan, 13-Landscape and Ecological Management Plan, 14-Biodiversity Enhancement Strategy, 17-landscape scheme and 18-Construction Management Plan).

Land off Stanhorn Grove Felpham PO22 8FA

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 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:**

The submitted details have been reviewed by ADC Drainage Engineers, who raised concerns regarding insufficient ground investigation. Additional testing is required during the winter or spring months. Additionally, groundwater monitoring information has not been provided to adequately justify the proposed infiltration design.

Given the significance of information required in order to address the comments raised by the Engineers, the council have not provided the opportunity to address these under this application.

A full response from the Drainage Engineers is available on the Council's website. Any future discharge of condition application should make use of the comment tracker and clearly demonstrate how the revised submission addresses each of the points raised by the Engineers.

For the reasons set out above, the application to discharge the condition is refused.

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