

Mr George Henshaw
46 Bridge Street
Belper
Derbyshire
DE56 1AX

Date: 16th September 2026

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: LU/162/26/DOC

Dear Mr Henshaw,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under LU/209/25/S73 relating to conditions 9- Groundwater Monitoring, 10- Surface Water Drainage, 11- Maintenance and Management of Sustainable Drainage Scheme, 12- Surface Water Management and 13- Surface Water Drainage. (See LU/169/26/DOC for conditions 6- Contamination, 14- Cycle Parking and 15- Energy.)

BCMY 1 Fort Road Wick Littlehampton BN17 7QU

Notification regarding the above application:

Condition Number 10

Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority.

No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Arun Local Plan Policy W DM3.

Decision:

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

Condition 10 is hereby refused.

Details submitted do not accord with the National Standards for SuDS and/or the SuDS Manual. The Lead Local Flood Authority (WSCC) objects to the proposal due to inaccuracies and a lack of

supporting information.

Further details of WSCC's requirements can be found online. The agent is advised to review these requirements prior to submitting a further application to discharge the condition.

In addition to the comments provided by WSCC, the Local Planning Authority has made the following observations:

- Full details of the infiltration testing should be submitted. The plans note that further testing at the depth and location of the proposed infiltration feature will be required. Accordingly, infiltration test results representative of the final design should be provided.
- The rainfall data used within the calculations is incorrect.
- Infiltration rates should only be applied to the sides of soakaways.
- Incorrect climate change allowance (CV) values have been applied.
- Incorrect porosity values have been applied.

Should the designer consider these design inputs to be justified, a full explanation and supporting evidence should be provided as part of a subsequent submission.

Overall, insufficient information has been provided to demonstrate that Standards 1-7 have been satisfied or that the proposed drainage scheme would not increase flood risk either on the site or elsewhere.

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