

Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

Date: 16th January 2026

Please ask for: Silvie Steiningerova

Tel: 01903 737702

Your Ref:

Our Ref: LU/185/25/DOC

Dear Mr Nabbs,

**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 LU/47/11/ relating to condition 10-surface water drainage, 11-watercourses and culverts maintenance, 12-flows to watercourses and 13-foul drainage (see LU/184/25/DOC for approval of details reserved by condition imposed under LU/47/11/ relating to conditions 21-Ecological Management Plan, 22-Construction Method Statement, 23-details of construction compound and 26-Roads Construction Programme).**

**Land West of Holly Drive Littlehampton**

Notification regarding the above application:

**Condition Number 10**

No development shall begin until a fully detailed surface water drainage scheme for that phase of the development, based on sustainable drainage principles and designed in accordance with the SUDS strategy for the whole development, has been submitted to and approved in writing by the Local Planning Authority. It should be demonstrated how each detailed scheme will contribute to delivering, and link into, the surface water drainage strategy for the site as a whole.

- The SUDS shall be designed to attenuate the 1 in 100 year storm event (plus climate change allowance of 30% in accordance with DEFRA's National Standards for Sustainable Drainage Systems).
- No infiltration of surface water drainage shall occur within ground affected by contamination unless suitable remediation is undertaken.
- Each detailed scheme should include a timetable for its implementation; and provide a management and maintenance plan in the form of a site specific Maintenance Manual for the SUDS system for the lifetime of the development. This shall include the arrangements for adoption by any public authority or statutory undertaker or details of the financial management of the scheme throughout its lifetime.

Elements of the scheme serving any particular phase shall subsequently be implemented in accordance with the approved details (unless otherwise agreed with the Local Planning Authority) prior to the occupation of any dwellings in that phase and no building in that phase of the development shall be occupied until the surface water drainage scheme has been fully implemented in accordance with

the approved details.

Reason: To ensure that the proposed development is satisfactorily drained to prevent the increased risk of flooding, and improve and protect water quality, habitat and amenity, and ensure future maintenance of these in accordance with national guidance and policies GEN7, GEN9 of the Arun District Local Plan.

**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 have advised that further information is required to ensure the development would not increase the risk of flooding.

This is the second consultation response, and given the extent of information required to address the comments raised by the Engineers, the Council has not provided the opportunity to resolve these matters 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