

Martin Naldrett
Barley Cottage
Hoe Lane
Flansham
Bognor Regis
PO22 8NT

Date: 2nd December 2025

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: M/39/24/DOC

Dear Mr Naldrett,

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 reference M/84/23/PL relating to condition
number 7 - surface water drainage scheme.
117 Elmer Road Middleton-on-Sea PO22 6LH

Notification regarding the above application:

Condition Number 7

Prior to the expiration of 4 months from the date of this decision, full details of the proposed surface water drainage scheme shall be 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. 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. The dwellings shall not 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.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
Condition 7 of M/84/23/PL is hereby approved.

The drainage shall be installed and maintained in good working order in accordance with the approved document - Surface Water Drainage Report - Sept 2025 MC0539 Naldrett Elmer Road DOC Rev P2.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning