

Coverly Plenty Shields Architects
144 West George Street
4th Floor
Glasgow
G2 2HG

Date: 12th January 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: P/174/25/DOC

Dear Mrs Kurt Petre,

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 P/149/23/S73 relating to Condition 9 Part C - Surface Water Scheme.

Hook Lane Pagham, Nyetimber Arun PO21 3PB

Notification regarding the above application:

Condition Number 9

A) Development within land identified as Bellway Parcel within the Hook Lane Parcel Plan Rev L shall proceed in strict accordance with the approved details under planning reference P/120/22/DOC, unless otherwise submitted to and approved in writing by the Local Planning Authority.

B) Development shall not commence, other than works of site survey and investigation, on land identified as Vistry Parcel within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

C) Development shall not commence, other than works of site survey and investigation, on land identified as Care Home within the Hook Lane Parcel Plan Rev L until full details of the proposed surface water drainage scheme for that land have been submitted and approved in writing by the Local Planning Authority.

The design of the surface water drainage scheme 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.

No building shall be occupied until the complete surface water drainage system serving an individual property/building has been implemented in accordance with the agreed details and the details so

agreed, and 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 **APPROVE IN PART details reserved by condition**

Detail has been provided for the discharge of Part C and has been reviewed by the Council's Drainage Engineers have raised no objection. Therefore, the condition is recommended for part approved insofar as it relates to Part C. The following plans and documents form the basis of this decision:

- Proposed Site Plan 2324_005 Rev G
- Arun Drainage Checklist
- Response To Planning Comments Including Calculations Rev F
- Appendix A Flotation Calculations
- Appendix B Email Correspondence From Causeway Drainage Support And Revised Calculations For 1.89l/s Discharge
- Appendix C Design Storm Events 1 In 1/10/20 & 100 Year Events
- Appendix D Catchment Area Drawing C010
- Appendix E Master Plan Development Layout And Previous Correspondence
- Appendix F Revised CS&P Drawings
- Appendix G Root Barrier And Cellular Storage Correspondence
- Appendix H Graf Design Drawings
- Appendix I Pump Station Typical Details
- Appendix J Ground Water Monitoring Report
- Appendix K CS&P Drawing Proposed Formation Levels

The development must be carried out in accordance with these details.

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

Yours sincerely



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Neil Crowther
Group Head of Planning