

Mr Richard Goodall
Advoco Planning Limited
14 Sun Hill Crescent
Alresford
SO24 9NJ

Date: 20th January 2026

Please ask for: Amber Willard
Tel: 01903 737942

Your Ref:

Our Ref: P/59/25/DOC

Dear Mr Goodall,

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 P/117/21/PL relating to condition
number 7 - surface water drainage scheme.
Sefter Farm Pagham Road Pagham PO21 3PX

Notification regarding the above application:

Condition Number 7

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. 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 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 **APPROVE details reserved by this condition**

The details submitted have been subject to review by the Council's Drainage Engineers who have confirmed that the details submitted are acceptable and the discharge of the condition is supported. Therefore, Condition 7 is discharged insofar as it relates to the following detail:

- Existing Conveyance Channel And Existing Conveyance Channel Sections - Drg. No. 102
- Site Layout - Proposed Drainage - Sheet 1 Drg. No. 201
- Site Layout - Proposed Drainage - Sheet 1 - 201
- Site Layout - Proposed Drainage - Sheet 2 - 202
- Site Layout - Proposed Drainage - Sheet 3 - 203
- Site Layout - Proposed Levels - Sheet 1 - 301
- Site Layout - Proposed Levels - Sheet 2 - 302
- Proposed Site Sections - Sheet 1 - 311
- Proposed Site Sections - Sheet 2 - 312
- Proposed Realigned Conveyance Channel - 251
- Site Layout - Surface Finishes - Sheet 1 - 401
- Site Layout - Surface Finishes - Sheet 1 - 402
- Construction Details - Drainage - 511
- Construction Details - Headwalls - 512
- Construction Details Surface Finishes 501B
- Surface Water Drainage Statement v1.0
- Interim Drainage Management and Maintenance Plan v1.1

The development must be implemented in accordance with this information.

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