

Artisan PPS Ltd
Berwick House, Homechurch
Upper Street, Baylham
Ipswich
Suffolk
IP6 8RF

Date: 10th July 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/28/26/DOC

Dear Mr Short,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under WA/108/24/PL relating to condition 3- Surface Water Drainage.

Stoneybrook Farm Eastergate Lane Walberton BN18 0BA

Notification regarding the above application:

Condition Number 3

Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The full details submitted for approval shall include:

- I. winter groundwater monitoring,
 - II. winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
 - III. details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
 - IV. impermeable area plan,
 - V. calculations modelling the surface water drainage network for the following storm events:
 - a. 100% Annual Exceedance Probability
 - b. 10% AEP + climate change allowance
 - c. 3.3% AEP + climate change allowance
 - d. 1% AEP + climate change allowance
- All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,
- VI. detailed drainage plans conforming to local planning authority guidance,
 - VII. specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
 - VIII. any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans prior to occupation of the building.
The surface water drainage scheme shall remain for the lifetime of the development unless agreed in

writing by the Local Planning Authority.

Reason: To ensure that the proposed development has a satisfactory means of disposing of surface water in accordance with Arun Local Plan policies W DM1 and W DM3. 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 **REFUSE details reserved by condition for the following reasons:**

The condition cannot be discharged at this time. ADC Drainage Engineers have assessed the application and raised an objection. There is insufficient information to satisfy the necessary requirements which includes;

- Calculations should be provided for the area served by the attenuation basin (pond).
- Construction details for the basin construction and liner need to be amended.
- Details should be provided for the flow control chamber to include blockage protection.
- A surcharged level should be specified.
- Evidence of Ordinary Watercourse Consent from the LLFA or Land Drainage Bylaw Consent from ADC is required.

A full set of technical comments can be viewed online against the application reference. As this is the second review, the application will now be 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