

Sir/Madam
Douglas Briggs Partnership
Flint Barns, Ham Farm
Main Road
Bosham
PO18 8EH

Date: 5th January 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/50/25/DOC

Dear Sir/Madam,

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 WA/75/20/PL relating to condition number 3 - surface water drainage scheme, condition number 4 - surface water drainage system and condition number 7 - surface water drainage scheme.

Fleurie Nursery Lake Lane Barnham PO22 0AL

Notification regarding the above application:

Condition Number 3

Development shall not be brought into use 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 / No part of the extended 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 **REFUSE details reserved by condition for the following reasons:**

The information submitted is not adequate to discharge the condition. The information provided is

unclear and has an insufficient level of detail to enable a full review of the drainage proposals.

Detailed designs with supporting design construction details with clear cross references to proposals need to be provided. The final direction of exceedance flows is unclear. It appears in some instances that both the bunds and tanks may impede on maintenance easements associated with the existing watercourse.

Without clear and detailed information it is not possible to assess the application as to whether the proposals could inadvertently increase the risk of surface water flooding both on and offsite.

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 small dot.

Neil Crowther
Group Head of Planning