

JJR Designs
Suite 6a Church House
94 Felpham Road
Felpham
PO22 7PG

Date: 8th September 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/57/26/DOC

Dear Mr Stefanski,

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/95/24/PL relating to conditions 3- Foul Sewerage and 4- Surface Water Drainage.

Walberton Farm Yapton Lane Walberton BN18 0AS

Notification regarding the above application:

Condition Number 4

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:

1. Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. 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,

6. Detailed drainage plans conforming to Local Planning Authority guidance,
7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
8. 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. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority.

Reason: In order to comply with Arun Local Plan policy WDM2 and the NPPF. This is required to be a pre-commencement condition because it is necessary to implement the foul and surface water drainage system prior to occupation of the building.'

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The details submitted have been the subject of review by the Council's Drainage Engineers who have confirmed that the details submitted are acceptable and the discharge of the condition is supported. This condition is discharged in so far as submission of details relates and refers to the following submitted information:

- Construction Details Drg no. 2138/C1
- Foul and Surface Water Drainage Layouts Drg no. 2138/D3

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning