

Mr Peter Sonntag
30 Bridger Close
Felpham
PO22 8FT

Date: 29th May 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/62/25/DOC

Dear Mr Sonntag,

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/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses.

Brookfield Farm Eastergate Lane Walberton BN18 0BA

Notification regarding the above application:

Condition Number 3

'No development shall commence (apart from the enabling works -listed below) 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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council and are an overriding factor in terms of requirements. 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.

For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;
- (b) ecological preparation works;
- (c) the provision of security fencing, hoarding and sales signage;
- (d) the clearance of the site;
- (e) the provision of any temporary site point of access for construction traffic; and

- (f) provision of temporary Welfare & Accommodation
- (g) temporary builders supply (electricity, water, data etc)
- (h) works connected with ground infilling or regrading
- (i) works to remove soil mounds and any associated levelling and remediation
- (j) topsoil strip and re-grading of levels, (k) any temporary construction road or "haul road" to facilitate enabling works
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development

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 Councils Drainage Engineers and are considered to meet the aims of the condition which is recommended for discharge on the understanding that the scheme will be implemented in accordance with approved details:

- Technical Note - Surface Water Drainage Statement REV4 dated 04 May 2026
- JOF0195-DR-SWD-001 REV P07
- JOF0195-DR-SWD-002a REV P03
- JOF0195-DR-SWD-002b REV P03
- JOF0195-DR-SWD-002c REV P01
- JOF0195-DR-SWD-002d REV P01
- JOF0195-DR-SWD-003a REV P06
- JOF0195-DR-SWD-003b REV P04
- JOF0195-DR-SWD-004 REV P06
- JOF0195-DR-SWD-005 REV P04
- JOF0195-DR-SWD-006 REV P01
- JOF0195-DR-SWD-007 REV P03
- JOF0195-DR-SWD-008 REV P04
- JOF0195-DR-SWD-009 REV P03
- JOF0195-DR-SWD-010 REV P03
- Maintenance and Management Plan - REF. JOF0195-MMP-SWD-001

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

Yours sincerely



Neil Crowther
Group Head of Planning