

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 4

The development shall not proceed (apart from the enabling works -listed below) until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling, or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

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 DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010 can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Decision:

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

The details submitted in respect of the watercourse consent has been inspected by our Drainage Engineers who now consider that the condition has been satisfied.

The works must be implemented in accordance with the following documents

- 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 - JOF0195-MMP-SWD-001 REV (-)

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

Yours sincerely



Neil Crowther
Group Head of Planning