

Artisan PPS Ltd
Stoneybrook Farm
Eastergate Lane
Walberton
BN18 0BA

Date: 7th October 2026

Please ask for: Amber Willard
Tel: 01903 737942

Your Ref:

Our Ref: WA/79/26/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 **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.

The details submitted 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:

- Proposed Surface Water Drainage - A001-013/101 revision H
- Watercourse and Pond Sections - A001-013/300 revision E
- Construction Details Sheet 1 of 2 - A001-013/302 revision A
- Construction Details Sheet 2 of 2 - A001-013/303 revision B
- SUDS report rev C dated 21/09/2026

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 flourish and a period.

Neil Crowther
Group Head of Planning