



Artisan
Planning & Development Consultants

Discharge of Condition 3, (Surface Water Drainage Design) of Planning Permission WA/108/24/PL (resubmission)

Land at Stoney Brook Farm,
Eastergate Lane, Walberton
BN18 OBA

Planning Statement

Prepared for New City Joinery Ltd.

August 2026

Artisan Ref: A4642

Date	Version	Author	Checked by
Aug 23 2026	0.1 Internal draft	LS	MJS
Aug 24 2026	0.2 Final	LS	MJS

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1. Background & Planning Submission Checklist

Background

- 1.1 Planning Permission WA/108/24/PL was granted on the 19 November 2025 for the "Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and Landscaping". (Copy decision Notice appears as Appendix 1 to this Statement.

Planning Submission Checklist

- 1.2 This application is for the discharge of condition 3 of the permission which relates to the provision of a Surface Water drainage scheme. It is the resubmission of the same condition 3 discharge application with updates to the scheme design following objections from Arun's Engineer and refusal of application WA/28/26/DOC.

Planning Submission Checklist

- 1.3 This application comprises the following:

General

Application form

Application fee of £309

Technical Reports

Planning Statement by Artisan

Suds Report by MJ Engineering Rev A and Arun Tracker with Designer Response

2. Condition no.3 Surface Water Drainage Strategy.

- 2.1 Condition 3 of the Planning Permission (extracted and copied below), requires the provision of a Surface Water Drainage Scheme.

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.

- 2.2 An SW Scheme Design comprised within a Suds Report produced by MJ Engineering, is submitted in discharge of this condition. It has been updated in response to the Arun Engineer's objection to the previous condition discharge request.

END

Appendix 1

Copy Decision Notice WA/108/24/PL

DECISION NOTICE

Application Ref: WA/108/24/PL

1 To Addressee

Mr L Short
Berwick House
Homechurch
Baylham
Ipswich
IP6 8RF

2 Site Address

Stoneybrook Farm
Eastergate Lane
Walberton
BN18 0BA

3 Description of Development

Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is in CIL Zone 3 (Zero Rated) as other development.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan - 4494-001E
- Proposed Block Plan - 4492-02H
- Proposed Floor Plan and Elevations - 4492-03C

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D SP1.

- 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.

- 4 The use hereby permitted shall not be operated on Sundays or at any time otherwise than between the hours of Monday to Friday 8am until 6pm and on Saturdays from 8am until 2pm.

Reason: To safeguard the amenities of nearby residents in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 5 The building shall not be occupied until the parking spaces shown on the 'proposed block plan-4492-02H' have been provided and constructed. The area of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Arun Local Plan policies D DM1 and T SP1.

- 6 All activity at the site is to be carried out in strict accordance with: - Tree Survey , AIA and Protection Plan - LSDP 2360.011.

Reasons: To comply with BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in compliance Arun Local Plan policy ENV DM4.

- 7 The building shall be used for the purposes of Class E g (iii) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 8 Prior to any part of the new development being first brought into use/occupied, a bat friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and Arun Local Plan policy ENV DM5

- 9 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMPT Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2. of this condition.

2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 1, 2, 3, 4, 5, 10,15,20,25 and 30.

The development shall proceed on the basis of all approved documents and timings as approved under 1.and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

- 10 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

Statutory Biodiversity Gain Plan Condition

- 11 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year + climate change allowance storm event on site.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design.

Designers are guided to refer to Sustainable drainage systems: non-statutory technical standards? and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Supplementary guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> and <https://www.arun.gov.uk/surfacewater> on Arun District Council's website

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Amber Willard

Decision Issued: **19th November 2025**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).