

John Hall Consulting Ltd
113 Limmer Lane
Felpham
PO22 7LR

Date: 9th January 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: WA/89/25/DOC

Dear Mr Hall,

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 WA/65/24/PL relating to conditions 3-surface water drainage, 4-additional surface water run-off and 5-surface water drainage survey (please see WA/90/25/DOC for approval of details reserved by condition 6-Environmental Management Plan and 7-lighting plan, 11-Archaeological works, 13-vehicular access, 14-safeguarding mineral resources, 16-BNG plan-30 year monitoring plan, 17-Construction Environmental Management Plan and 19-statutory Biodiversity Net Gain Plan).

Lower Farm Yapton Lane Walberton BN18 0AS

Notification regarding the above application:

Condition Number 4

No development, including preparatory works, shall commence until details and method statement of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. This should include the maintenance proposals during construction. The site works and construction phases shall thereafter be carried out in accordance with approved method statement, and the approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence for the relevant phase.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Arun Local Plan policies W SP1, W DM1, W DM2 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 to review by the LLFA Drainage Engineers who have

confirmed that the details submitted are acceptable and the discharge of the condition is supported. Therefore, Condition 4 is discharged insofar as it relates to the following detail

- Drainage Statement V.1.1 Dec 2025
- Site Layout Watercourse - 104
- Site Layout Preliminary Levels- 111
- Site Layout Yard Area Prelim Levels - 112
- Site Layout Access Road Prelim Levels Sheet 1 of 2 - 113
- Site Layout Access Road Prelim Levels Sheet 2 of 2 - 114
- Site Layout Proposed Foul Drainage Sheet 1 of 2 -201
- Site Layout Proposed Foul Drainage Sheet 2 of 2
- Site Layout- Proposed Surface Water Drainage Sheet 1 of 4 - 221
- Site Layout- Proposed Surface Water Drainage Sheet 2 of 4 - 222
- Site Layout- Proposed Surface Water Drainage Sheet 3 of 4 - 223
- Site Layout- Proposed Surface Water Drainage Sheet 4 of 4 - 224 Rev A
- Manhole Schedule Surface Water - 231 A
- Proposed Reservoir Plan and Sections - 251 A
- Site Layout Watercourse Easement Plan - 261
- Construction Details Drainage - 511
- Construction Details Drainage - 512
- Construction Details Headwalls and Hydrobrakes System 1 - 521
- Construction Details Headwalls and Hydrobrakes System 2 - 522
- Construction Details Headwalls and Hydrobrakes System 3 - 523
- Construction Details Headwalls and Hydrobrakes System 4 - 524
- Construction Details Headwalls and Hydrobrakes System 5 - 525
- Construction Details Headwalls - 526

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



Neil Crowther
Group Head of Planning