

Mr Olaf Christiansen
Padwick Builders Ltd
Unit 2 Dove House
The Sinnocks
West Chiltington
RH20 2JX

Date: 12th November 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: Y/23/25/DOC

Dear Mr Christiansen,

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

Y/41/23/PL(APP/C3810/W/23/3329367) relating to conditions 5 - surface water drainage scheme, 6 - contamination and 16 - site set-up.

4 Units The Old Coal Yard Yapton BN18 0DN

Notification regarding the above application:

Condition Number 5

Development shall not commence, other than works of site survey and investigation, 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The condition cannot be discharged at this stage. ADC's Drainage Engineers have concluded that the supplied documents are insufficient and fail to meet the requirements needed to discharge the surface water drainage design condition. Their comments are supported.

The Engineers response has been forwarded separately to allow you to address their comments. The opportunity for submitting further details has been provided, however discharge has not been achieved following the permitted two attempts.

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