

Mr Toby Roberts Davies
18 West View Drive
Yapton
BN18 0JR

Date: 25th November 2025

Please ask for: Hebe Smith

Tel: 01903 737626

Your Ref:

Our Ref: Y/37/25/DOC

Dear Mr Roberts-Davis,

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/56/24/HH relating to condition number 3 - surface water drainage scheme.

18 West View Drive Yapton BN18 0JR

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:

- 1, Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. 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,

6. Detailed drainage plans conforming to Local Planning Authority guidance,
7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
8. 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. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority.

Reason: In order to comply with policies (insert) of the Arun Local Plan and the NPPF.

Decision:

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

The condition cannot be discharged at this stage. The ADC Drainage Engineers were consulted on this application and have concluded that the supplied documents do not provide sufficient or acceptable information to satisfy the requirements of the condition. Officers have reviewed the submitted information and the comments made by the Engineers and are of the view that this condition cannot be discharged at this time as it has not been sufficiently proven that the development will not increase flood risk elsewhere. Please also refer to the comments on the Council's website dated 18/11/25.

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