

Armstrong Rigg Planning (ARP)
The Exchange
Colworth Science Park
Sharnbrook
MK44 1LZ

Date: 23rd September 2022

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:

Our Ref: AB/54/22/DOC

Dear Mr Armstrong,

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 ref AB/88/19/PL relating to Condition No 3 - surface water drainage.

Land at Electricity Sub Station Ford Road Arundel BN18 9DX

Notification regarding the above application:

Condition Number 3

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 principles agreed on the 14th May 2020. No part of the 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. 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 **REFUSE details reserved by condition for the following reasons:**

The Council's Drainage Engineers objected on the on several grounds which require resolving prior to discharge (consultation response dated 22/09/22 which is available to view on the Council's web site).

For the above reason condition 3 of AB/88/19/PL cannot be discharged and you will need to make a revised submission addressing the Council's engineers comments.

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