

Sussex Building Consultancy Limited
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3 NORTHCOTE ROAD
BOGNOR REGIS
PO21 5LZ

Date: 27th November 2025

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/13/25/DOC

Dear Mr Moore,

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 AL/154/23/PL
(APP/C3810/W/23/3335883) relating to condition number 3 - Construction Management Plan,
condition number 5 - surface water drainage scheme, condition number 8 - external materials and
finishes and condition number 9 - energy.

Karenza Hook Lane Aldingbourne PO20 3TB

Notification regarding the above application:

Condition Number 5

No development shall commence, other than works of 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 details submitted shall demonstrate consideration of the hierarchy of preference for drainage disposal set out in associated guidance. The proposal should be supported by winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to support any infiltration drainage, and details of the maintenance and management of the proposed system. The development shall be carried out and maintained in accordance with the approved details.

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.

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 multiple attempts under this application.

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