

Domusea Ltd
St Johns House
St Johns Street
Chichester
West Sussex
PO191UU

Date: 31st July 2026

Please ask for: Harry Chalk
Tel: 01903 737577

Your Ref:

Our Ref: AL/38/26/DOC

Dear Mr Rees,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under AL/31/22/PL relating to conditions 5- Surface Water Drainage, 6- Drainage System to Adjacent Land and 7- Maintenance and Management of Surface Water Drainage System.

Land West Of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 7

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Decision:

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

This condition cannot be discharged at this stage. Following the refusal to discharge Condition 5 of this permission, there is no approved surface water drainage scheme to which the maintenance and management manual can relate.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning