Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Thakeham Partnerships Ltd
Thakeham House
Stane Street
Billingshurst
RH14 9GN

Date: 18th August 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: AL/65/23/DOC

Dear Mr Flashman,

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 AL/21/20/OUT relating to Conditions 9 - surface water drainage,10 - watercourses,11 - surface water drainage maintenance and management and 16 - foul drainage.
Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 11

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 polices 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:**

Please refer to the comments on our website dated 17/08/23. Given the outstanding information/issues to be resolved, it is not appropriate to allow an opportunity to amend the submission and therefore this application is refused. A resubmission is required.

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

Yours sincerely



Neil Crowther
Group Head of Planning