Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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D&M Planning Ltd
1A High Street
Godalming
GU7 1AZ

Date: 1st July 2025

Please ask for: Kathryn Welch
Tel: 01903 737789

Your Ref:
Our Ref: A/134/24/DOC

Dear Mr French,

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 A/153/22/OUT relating to conditions 4-schedule of materials & finishes, 15-surface water drainage, 17-maintenance and management of surface water drainage and 25-Employment and Skills Plan for construction phase.
Broadlees Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 15

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 hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended 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:**

Condition 15 of A/153/22/OUT is hereby refused.

As the site layout has not yet been approved through a Reserved Matters application, it is not possible to approve a drainage layout that depends on those details. Additionally, the current drainage layout and supporting documents have already undergone two rounds of consultation with our Engineers, and several issues remain unresolved.

A key concern is that the submitted calculations are inadequate. Discharge rates must be appropriately restricted to prevent any increase in flood risk on-site or elsewhere. The Engineers have also identified several minor issues, which are detailed on the online application portal.

Once the site layout has been approved, it is recommended that the applicant reviews the EngineersÃ¢?? most recent comments to ensure a fully compliant drainage scheme can be submitted.

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

Yours sincerely



Neil Crowther
Group Head of Planning