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 17

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:**

Condition 17 of A/153/22/OUT is hereby refused.

As the site layout has not yet been approved through the Reserved Matters process, it is not possible to approve a drainage layout that depends on those details. As such it is not possible at this time to approve the maintenance and management of that system.

Once the site layout has been approved, it is recommended that the applicant reviews the EngineersÃ¢?? most recent comments to ensure a fully compliant Maintenance and Management Plan 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