

Neal MacGregor
CALA Homes SHC
Dorking Business Park
Station Road
Dorking
RH14 1HJ

Date: 2nd April 2025

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: A/229/24/DOC

Dear Mr MacGregor,

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 A/88/24/S73 relating to condition number 3 - geotechnical arrangements for the bund; condition number 5 - drainage arrangements for the bund and condition number 6 - landscaping details for the bund.

Land North of Water Lane Angmering BN16 4EJ

Notification regarding the above application:

Condition Number 5

Prior to the occupation of 150 dwellings on the site hereby permitted details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Decision:

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

The condition cannot be discharged at this time. The ADC engineer has assessed the application and provided a set of technical comments which need to be addressed prior to discharge of the condition. These can be viewed online against the application reference.

We wrote to you on the 13th of February 2025 asking for further information to be received by the 28th February 2025. However, no further details have been provided and as such, the condition cannot be discharged and you will need to make a revised submission.

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 flourish and a period.

Neil Crowther
Group Head of Planning