

D&M Planning Ltd
1A High Street
Godalming
GU7 1AZ

Date: 22nd December 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: A/162/25/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 and finishes, 13-Construction Management Plan, 18-protection of retained trees/bushes/hedges, 24-fire hydrant location and 25-Employment and Skills Plan (please see A/163/25/DOC for conditions 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage).

Broadlees Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 13

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy T SP1 of the Arun Local Plan.

Decision:

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

This application has been reviewed by WSCC Highways and ADC Environmental Health. Whilst WSCC have raised no objection, ADC Environmental Health have submitted a holding objection requesting the start time for all works be altered to 08:00.

The outline planning permission A/153/22/OUT was approved on 07 March 2023. Condition one of the planning permission requires that the reserved matters application must be made no later than the expiration of 2 years beginning with the date of the permission (07 March 2025) for approving details of the scale, layout, appearance, and landscaping.

The most recent application, reference A/147/25/RES has been submitted and validated by the Council, however this was in error. No valid reserved matters planning application has been made in advance of the expiry of the outline planning permission. Therefore, the planning permission has expired, and therefore this condition cannot be discharged as the planning permission is no longer implementable.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning