



D&M PLANNING Ltd
Chartered Town Planners

1A High Street, Godalming Surrey GU7 1AZ
www.dm-planning.co.uk

24th October 2025

Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam,

Discharge of conditions 4, 13, 14, 15, 16, 17, 18, 24 and 25 of permission granted under reference A/153/22/OUT – Broadlees, Dappers Lane, Angmering, BN16 4EN

Conditions 4, 13, 14, 16, 18, 24 and 25 of application A/153/22/OUT were all originally agreed, however, showed a layout that was eventually refused at the reserved matters stage.

A revised reserved matters submission has been made, and the new layout follows discussions with the Council, and accommodates all the matters of concern that were raised previously. Therefore, for completeness we are now re-applying to agree the conditioned details showing the updated layout.

Condition 4 (Materials Schedule)

Condition 4 is set out below for ease of reference:

“No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.”

DIRECTOR - ANDREW BANDOSZ BA (Hons) MSc Dip UPI MRTPI

ASSOCIATES - MATT SMITH BA (Hons) MA MRTPI - CHRIS FRENCH BSc (Hons) MSc MRTPI

PLANNER - PAUL HARDWICK BSc (Hons) MRTPI

A comprehensive schedule of external materials (Rev D) is submitted with this application along with a corresponding materials distribution plan (AL(9)903 rev P2).

The proposed materials represent a well-considered palette that complements the surrounding environment. It should be noted that the use of bricks and red tiles was previously agreed. This scheme introduces some smooth grey tiles and brown guttering, which were not part of the earlier proposal; however, these are also considered to be appropriate materials that will integrate well with the overall design and local context.

Condition 13 (Construction Transport Management Plan)

Condition 13 is provided below for ease of reference:

“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.”

The Construction Transport Management Plan remains largely unaltered, however, in order to accommodate the revised layout, positions of parking and storage during construction have been revised slightly. For completeness an updated Construction Transport Management Plan is submitted under this condition.

Conditions 14 (foul drainage), 15 (surface water drainage), 16 (managing discharge) and 17 (management and maintenance of drainage systems)

For completeness conditions 14 – 17 are shown below:

14 *Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.*

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

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.

16 *The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from*

undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

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 policies 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.

A comprehensive package of information has been provided to address these conditions, including a Management and Maintenance Strategy, Drainage Strategy and Report, as well as drainage plans showing soakaways, level details, and full construction specifications.

It should be noted that we previously went through an extensive process to discharge these conditions in connection with the earlier reserved matters submission. After several months of correspondence, we eventually received a refusal of the details when the reserved matters application itself was refused, on the basis that a new application would be required due to the revised layout.

We were of the view that the previous submission had satisfactorily addressed the outstanding technical matters relating to the site's drainage. An updated and fully comprehensive package of information is now provided to reflect the amended layout.

Given the delays experienced during the previous submission, we are concerned that any further delay could impede the timely delivery of the site. We therefore respectfully request that this submission is reviewed as a matter of urgency to avoid any unnecessary delay to the project.

Condition 25 (Employment and Skills Plan)

Condition 25 is set out below for ease of reference:

25 Prior to the commencement of development an Employment and Skills Plan for the construction phase of the development shall be submitted to and approved by the Local Planning Authority. Thereafter, the developer shall implement and promote the objectives of the approved plan.

Reason: In accordance with Policy SKILLS SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as it relates to the construction phase of the development.

A statement has been agreed, however that statement referred to 20 units. It has been updated to refer to 19 properties. The change is very minimal, and the document has only been updated for completeness.

Summary

The following information is submitted for agreement:

Condition 4 -	Schedule of External Materials Rev D and Material Distribution and Services Corridor
Condition 13 -	Construction Management Plan (August 25 V2)
Condition 14 -	Arc Engineers Drainage Strategy (Revision P4 21.10.25) and Proposed Levels (23086-ARC-XX-XX-DR-D-6100)
Condition 15 -	Arc Engineers Drainage Strategy (Revision P4 21.10.25) and Proposed Levels (23086-ARC-XX-XX-DR-D-6100)
Condition 16 -	Arc Engineers Drainage Strategy (Revision P4 21.10.25) and Proposed Levels (23086-ARC-XX-XX-DR-D-6100)
Condition 17 -	SUDS Management and Maintenance Strategy (October 2025)
Condition 24 -	Plan AL(9)903 P2 (showing hydrant location)
Condition 25 -	Employment Skills Plan September 2025

In providing the levels drawing for the drainage condition we do not think it would be necessary to condition levels separately on the reserved matters which is under consideration.

It should be noted that condition 6 (visibility splays) has been approved, and the drawing focused solely on the access point and that the detail remains unchanged.

As set out above, the timing of the discharge of the drainage condition is critical to this project and we therefore respectfully request that this is given urgent consideration.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

D&M PLANNING LIMITED

CHRIS FRENCH

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