

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/163/25/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 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage system (please see A/162/25/DOC for 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).

Broadlees Dappers Lane Angmering BN16 4EN

Notification regarding the above application:

Condition Number 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.

Decision:

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

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