

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 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.

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