

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 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.

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