

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 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.

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, consisting of stylized, cursive letters that appear to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning