

Luken Beck mdp Ltd
Metro House
Northgate
Chichester
PO19 1BE

Date: 21st June 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: A/57/22/DOC

Dear Mr c/o agent,

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/40/18/OUT relating to conditions 9-noise mitigation scheme, 22-decentralised and renewable low carbon energy sources & 28-maintenance and management of surface water drainage system.

Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway Angmering BN16 4EU

Notification regarding the above application:

Condition Number 28

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 Policy W DM1, Policy W DM2 and Policy 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:**

A number of fundamental issues remain outstanding on the surface water drainage design, therefore, the preparation of the maintenance manual is considered premature, as the outcome of the design could impact on the content of the manual. Therefore, Condition 28 can not be discharged until such time as the surface water drainage scheme is approved.

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 and a period.

Neil Crowther
Group Head of Planning