

Miss Aimee Harris  
Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

Date: 9th June 2021

Please ask for: Michael Eastham  
Tel: 01903 737772

Your Ref:

Our Ref: A/85/21/DOC

Dear Miss Harris,

**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 ref A/76/20/PL relating to Condition Nos 17 - existing & proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages & parking areas & the proposed completed height of development & any retaining walls, 18 - surface water drainage, 19 - maintenance & management of surface water drainage, 21 - discharge flows to watercourses and 22 foul drainage system.**

**Land at Dappers Lane Angmering Littlehampton**

Notification regarding the above application:

**Condition Number 19**

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:**

The information submitted regarding Condition 19 imposed on planning permission A/76/20/PL: relating to details of the maintenance and management of the surface water drainage system is

refused and the condition is hereby not discharged.

- A maintenance manual is required to evidence that an acceptable standard of operation will be maintained throughout the design life. Currently proposals are insufficient to demonstrate compliance with; NPPF Paragraphs 165, WSCC policy for the management of surface water Policy 6, Arun Local Plan Policy W DM3.

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.

Neil Crowther  
Group Head of Planning