

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 4th August 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: BE/40/26/DOC

Dear Mrs Appleton,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under BE/13/24/S73 (amended under BE/77/25/NMA)
relating to condition 22 (surface water drainage) and condition 23 (maintenance and management of
surface water drainage)
Chalcroft Nurseries Chalcraft Lane Bersted PO21 5TS

Notification regarding the above application:

Condition Number 23

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 discharge of this condition is dependent upon the approval of a satisfactory surface water drainage scheme pursuant to Condition 22. As compliance with Condition 22 has not been demonstrated and fails all seven standards contained within the National Standards for Sustainable Drainage Systems (SuDS), Condition 23 cannot be discharged.

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 small dot.

Neil Crowther
Group Head of Planning