

Hay Associates Limited
4100 Park Approach
Thorpe Park
Leeds
LS15 8GB

Date: 7th January 2026

Please ask for: Silvie Steiningerova
Tel: 01903 737702

Your Ref: Mr Hay
Our Ref: FP/181/25/DOC

Dear Mr Hay,

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 FP/32/25/S73 relating to conditions 6-surface water drainage, 7-maintenance and management of surface water drainage and 23-sewerage network enforcement (please see FP/180/25/DOC for conditions 3-colour schedule of materials and finishes, 11-non-licenced Great Crested Newt Method Statement, 12-Construction Environmental Management Plan, 13-Landscape and Ecological Management Plan, 14-Biodiversity Enhancement Strategy, 17-landscape scheme and 18-Construction Management Plan).

Land off Stanhorn Grove Felpham PO22 8FA

Notification regarding the above application:

Condition Number 7

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 submitted details have been reviewed by ADC Drainage Engineers, who have raised an objection.

The Maintenance and Management Manual cannot be approved at this stage, as Condition 6 relating to the surface water drainage scheme has not yet been discharged. The Manual will need to be reviewed once the drainage design has been agreed and should be submitted as a standalone document.

A full response from the Drainage Engineers is available on the Council's website. Any future discharge of condition application should utilise the comment tracker and clearly demonstrate how the revised submission addresses each of the points raised by the Engineers.

For the reasons set out above, the application to discharge the condition is refused.

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