

Alcove Architecture Ltd
25a New Broadway
Worthing
BN11 4HP

Date: 9th January 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/70/22/DOC

Dear Mr Evans,

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 P/116/19/OUT relating to conditions 9-surface water drainage, 10-discharge of flows to watercourses & 11-maintenance and management of surface water drainage.

Land adjacent to Sefter School House Sefter Road Pagham

Notification regarding the above application:

Condition Number 11

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 SP1, 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:**

This condition can only be discharged once the surface water drainage system has been agreed for the site. The surface water system has not yet been approved and should not be constructed until approval has been received. Please resubmit the application documents together with the requested information and amendments in respect of condition 9.

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