



Arun District Council
Arun Civic Centre
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Mr R Hole
Tahrah
Maxwell Road
Arundel
West Sussex
BN18 8EU

Your Ref: AB/13/18/DOC

Please ask for:

Mrs A Gardner

13 March 2018

Dear Mr R Hole

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for discharge of conditions imposed under planning permission AB/37/17/PL relating to
condition No. 3 (materials), 4 (Discharge of any flows to watercourse), 5 (Access & maintenance of
any watercourse) & 6 (Flood risk assessment)
Tahrah Maxwell Road, Arundel,

Notification regarding the above application:

Condition Number 5

The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This condition is discharged on the basis of the information submitted in the applicant's letter dated 07-02-2018 namely the utilisation of the land drainage ditch.

You will need to ensure the pipe entrance remains visible/accessible/maintained, together with any sections of ditch that remain. It is appreciated that the system no longer receives the flows that it once used to, however, it will still receive local runoff.

To help in regard to maintenance, it is highly recommended that a concrete bag headwall or similar approved, is constructed on the end of the pipe. Please contact the Council's Drainage Engineers so that they can agree the details. The owner of the property will have a riparian (legal) responsibility to maintain the section of pipe/ditch within the property boundary.

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