Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Taylor Wimpey Southern Counites
Colvedene Court
Wessex Business Park
Colden Common
Hampshire
SO21 1WP

Date: 3rd November 2023

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: AL/189/22/DOC

Dear Mr Sheppard,

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 AL/3/19/PL relating to conditions 18-as built drawings, 19-surface water drainage scheme, 20-discharge of flows to watercourses or for the culverting, diversion, infilling or obstruction of any watercourses and 21-maintenance and management of water drainage system.

The Hedgerows Land at Nyton Road Nyton Nursery Westergate PO20 3UQ

Notification regarding the above application:

Condition Number 20

Development shall not commence for any dwelling hereby approved, until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

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. And 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. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Condition 20 required details of changes to watercourses to be provided to ensure that run-off values

are no greater than pre-development.

Drainage engineers objected to the details submitted within the application, which were reviewed on 28th April 2023. For Condition 20 it was noted that other than land drainage consent, no details were submitted pursuant to this condition.

The applicant was provided the opportunity to address the lack of information. However, comments received on 30th October 2023 from the Council's Drainage Engineers confirmed that the revised information had not addressed their comments.

Therefore, the details are insufficient to discharge the condition and the application is refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning