

Thakeham Partnerships Limited
Thakeham House
Stane Street
BILLINGSHURST
RH14 9GN

Date: 25th April 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/26/22/DOC

Dear FAO Sutcliffe,

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/20/21/PL relating to condition 16-site levels. Decision due 28.04.22
Land At Wings Nursery Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 16

Prior to the commencement of development a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because levels need to be checked before any initial laying of house foundations takes place.

Decision:

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

It is not possible to discharge this condition until the drainage scheme has been fully agreed as levels and drainage are inter related. There is an objection to the drainage scheme (under ref AL/28/22/DOC) and it will not be possible to discharge that condition at this time either. As such, the levels condition cannot be discharged at this time and you will need to make a revised submission.

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 small dot.

Neil Crowther
Group Head of Planning