

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/29/22/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 11-
discharge of flows.

Land At Wings Nursery Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 11

The development shall not proceed 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 and in accordance with current policies. No construction is permitted, which will restrict current and future landowners 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:**

This condition cannot be discharged at the current time as there are unresolved issues with the submission. Our Engineer stated on 19/04 that

"It is noted that an extension has been granted for LDC/ARUN/2021/002. However, this land drainage

consent does

not include consent for the new drainage connections. Please apply for land drainage consent for the two new outfalls, i.e. for the proposed connection to the new culvert and for the proposed headwall further north on the open watercourse. Please supply evidence of consent.

Please also confirm if it has been verified if there is any culvert outlet for the ditch on the western boundary?"

Please make a revised submission at the appropriate time.

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