

Vivid Design Studio Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
SO32 2BN

Date: 22nd June 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/49/21/DOC

Dear Mr Dudley,

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 ref AL/64/20/PL relating to Condition Nos 5 - pre-commencement site meeting with Tree Officer, 6 - mitigation method statement, 7 - archaeology, 8 - Construction & Environmental Management Plan, 13 - detailed level survey, 14 - materials & finishes, 15 - details of all new screen walls & fences, 16 - landscaping, 18 - energy efficiency measures, 19 - covered & secure cycle parking spaces, 21 - broadband, 22 - charging of electric vehicles and 25 external lighting.

Springfield Hook Lane Aldingbourne PO20 3TE

Notification regarding the above application:

Condition Number 15

No development above damp proof course (DPC) level shall take place until details of all new screen walls and fences have been submitted to and approved by the Local Planning Authority and none of the approved dwellings shall be occupied until such screen walls/fences associated with them have been erected. The submission of such details shall include an up-to-date survey of the ditch running along the northern boundary to take account of recent works to it as undertaken by Barratt David Wilson in respect of the adjacent site; and also the measures required to ensure 3m easements from the opposing banks of this ditch and the provision of vehicular access for maintenance including the use of demountable fencing or gates where appropriate.

Reason: In the interests of amenity, privacy and the long term maintenance of the northern boundary ditch in accordance with policies D DM1 and W DM3 of the Arun Local Plan.

Decision:

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

This condition requires not only the details of new boundary treatments but also details to ensure that there will be future maintenance access to the drainage ditch along the northern boundary. The

condition specifically requires an up-to-date survey of the ditch, measures to ensure 3m easements from the opposing banks of this ditch and also the provision of vehicular access for maintenance including the use of demountable fencing or gates where appropriate.

There is no objection to the design/appearance of the proposed boundary treatments; and it is considered that drawings 13/14 Rev A Proposed Landscape Plans do show the rear fences being 3m from the ditch & that there will be vehicle access to the easement from the driveway to plot 8.

However, it is not possible to agree the condition at this time as the ditch survey is not complete. The survey as provided does not extend sufficiently far enough to allow for verification that the required easement is provided. The survey should also include details of the downstream pipe invert. Therefore, please resubmit the application once the extended ditch survey has been completed.

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