

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

Date: 20th July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/59/21/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 AL/64/20/PL relating to conditions 9-foul drainage, 10-surface water drainage, 11-flows discharge & 12-maintenance & management of surface water drainage.

Springfield Hook Lane Aldingbourne PO20 3TE

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. 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:**
Council Drainage Engineers stated on 13/07/21 that they are still awaiting the further survey information on the watercourse whilst also Land drainage consent has not yet been granted and further work and discussions are required.

It is acknowledged that you have since provided the drainage survey however, there is no time to seek further consultation and it is also clear that there are other issues to resolve before this condition can be resolved. It is recommended that you resubmit this application to coincide with the approval of the Land Drainage Consent.

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